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NOTICE OF PUBLIC HEARING
IN THE MATTER OF CPK TRANSPORTATION, LLC

-----x

350 Front Street
Hempstead, New York

September 14, 2017
9:30 a.m.

B E F O R E:

FREDERICK PAROLA, Executive Director and
Chief Executive Officer

MICHAEL LODATO, Deputy Agency Administrator

Denise Mantekas,
Court Reporter

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A P P E A R A N C E S:

TOWN OF HEMPSTEAD INDUSTRIAL
DEVELOPMENT AGENCY
 Representing the
 INDUSTRIAL DEVELOPMENT AGENCY
 350 Front Street
 Hempstead, New York 11530
BY: FREDERICK E. PAROLA, CEO

1
2 MR. LODATO: My name is Michael
3 Lodato. I'm with the Town of
4 Hempstead Industrial Agency. I'm
5 the deputy agency administrator.
6 I'm observing that it's 9:30 a.m. on
7 9/14/17. I will now read the notice
8 for the stenographer.

9 "Notice is Hereby Given that a
10 public hearing pursuant to Title 1
11 of Article 18-A of the New York
12 State General Municipal Law will be
13 held by the Town of Hempstead
14 Industrial Development Agency ("the
15 Agency") on the 14th day of
16 September, 2017, at 9:30 a.m., local
17 time, at Town Hall, 350 Front
18 Street, Room 234A, Hempstead, New
19 York in connection with the
20 following matters:

21 CPK Transportation, LLC, a New
22 York limited liability company, on
23 behalf of itself and/or the
24 principals of CPK Transportation,
25 LLC and/or an entity formed or to e

1
2 formed on behalf of the foregoing
3 (collectively, the "Company") and
4 Dell Transportation Corp., a New
5 York business corporation, on behalf
6 of itself and/or the principals of
7 Dell Transportation Corp. And/or an
8 entity formed or to be formed on
9 behalf of any of the foregoing
10 (collectively, the "Sublessee")
11 submitted their application for
12 financial assistance (the
13 "Application") to the Town of
14 Hempstead Industrial Development
15 Industrial Development Agency (the
16 "Agency"), to enter into a
17 transaction in which the Agency will
18 assist in (a) the acquisition of an
19 approximately 1.3 acre parcel of
20 land located at Kellum Place,
21 Village of Hempstead, New York 11550
22 (the "Land"), the construction of a
23 three-story, approximately 9,876
24 square foot office building, an
25 approximately 3,480 square foot

1
2 vehicle maintenance service garage,
3 a four-level 123,564 square foot
4 parking structure with a 996 square
5 foot footprint for a stairwell and
6 entrance ramp, and a bus fueling
7 station, all to be located on the
8 Land (the "Improvements"), and the
9 acquisition and installation therein
10 of certain equipment not part of the
11 Equipment (as such term is defined
12 herein) (the "Facility Equipment";
13 and, together with the Land and the
14 Improvements, the "Company
15 Facility"), which Company Facility
16 is to be leased by the Agency to the
17 Company and subleased by the Company
18 to the Sublessee; and (b) the
19 acquisition and installation of
20 certain equipment and personal
21 property (the "Equipment"), which
22 Equipment is to be leased by the
23 Agency to the Sublessee (the Company
24 Facility and the Equipment are
25 collectively referred to herein as

1
2 the "Facility"), and which Facility
3 is to be used by the Sublessee for
4 its primary use as a school
5 transportation operation including
6 office administration, accounting,
7 dispatching, driver classroom
8 training, routine maintenance and
9 vehicle storage (the "Project").
10 The Company Facility will be
11 initially owned, operated and/or
12 managed by the Company. The
13 Equipment will be initially owned,
14 operated and/or managed by the
15 Sublessee.

16 The Agency contemplates that it
17 will provide financial assistance to
18 the Company and the Sublessee in the
19 form of exemptions from mortgage
20 recording taxes in connection with
21 the financing or any subsequent
22 refinancing of the Facility,
23 exemptions from sales and use taxes
24 and abatement of real property
25 taxes, consistent with the policies

of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility."

If know anyone would like to speak, just please clearly state your name and spell it for the stenographer.

MR. DEEGAN: My name is Daniel Deegan. I'm the attorney for the applicant. I just want to put a brief statement on the record.

1
2 We have previously presented
3 this project to the IDA Board, but I
4 wanted to reiterate some of the
5 highlights and high points of the
6 project.

7 The applicant is CPK and Dell
8 Bus, which are affiliate companies.
9 One is the real estate company and
10 one is the operating company. They
11 are looking to purchase this
12 property and build a new facility
13 which would become the headquarters
14 for Dell Bus in the downtown Village
15 of Hempstead. They currently employ
16 53 individuals in the village at the
17 current location and are looking to
18 expand it by another 27 individuals
19 once this project is up and built,
20 The project will consist of a brand
21 new state of the art building. That
22 would be approximately 12,500 square
23 feet in the main building and also a
24 parking structure to support that.

25 The company has a history of

1
2 providing a lot of local jobs. Over
3 50 percent of the employees now are
4 village residents. 100 percent of
5 the employees now are Town
6 residents. That will continue with
7 a preference being given to village
8 residents first and town residents
9 second for the future hiring that is
10 going to take place here.

11 As I indicated, this would be a
12 state of the art facility which
13 would provide for administrative
14 offices. It would provide for
15 maintenance of the buses. It would
16 provide for a training facility for
17 their employees. There is a high
18 level of training that is required
19 with these jobs. They're
20 well-paying jobs, for the most part.
21 There is no minimum wage jobs.
22 They're all way above minimum wage.

23 The property has historically
24 been off the tax rolls, so there's
25 been no taxes being produced by the

1
2 property. It is currently on the
3 tax rolls at a very minimum level,
4 which is because it's a vacant piece
5 of property, which is now being
6 utilized for the storage of car
7 dealership inventory, which is a
8 very a gross under utilization of
9 property in the downtown when you
10 can have a corporate headquarters in
11 its place. This facility would be a
12 good looking facility. It will be a
13 high quality facility that is going
14 to add to the economic activity in
15 the downtown of the Village by the
16 employees being able to shop in the
17 downtown. Hopefully, as the
18 downtown gets redeveloped, this will
19 be an integral part of it,
20 providing good paying jobs for local
21 residents.

22 The project itself has been
23 approved by the Village. The
24 Village Planning Board has issued
25 site plan approval. The mayor has

1
2 written a letter of support, and the
3 other trustees have indicated their
4 support for this project. They are
5 very much in favor it.

6 This project is a standalone
7 project. It is not conditioned upon
8 any other project taking place.

9 This is a project that has been long
10 in the making. Dell Bus, if they
11 bought property in the Village to
12 try and do something in the Village,
13 this is their opportunity to really
14 expand here. And if they don't have
15 this opportunity, they're going to
16 have no choice but to move their
17 operations out of the Village and
18 expand in other places on Long
19 Island.

20 The problem with new
21 construction and corporate
22 headquarters at this point of this
23 type is that the economics make it
24 so that it cannot be built without
25 the assistance from the IDA, and

1
2 that's why we've requested the IDA's
3 financial assistance, and we
4 appreciate the receptive reception
5 that we received from the Board.

6 With that being said, I'll let
7 the public hearing continue.

8 MR. LODATO: Would anyone else
9 like to make a statement?

10 MAYOR RYAN: I'm Don Ryan,
11 Village of Hempstead. I'm here
12 today to support the CPK Dell Bus
13 PILOT application. It is a project
14 that will bring careers, not just
15 temporary jobs, to the local village
16 residents. General Municipal Law,
17 Section 852, gives the IDA the
18 ability to provide a PILOT to
19 promote, attract, encourage and
20 develop economical sound commerce
21 and industries.

22 After meeting with the owners
23 of Dell Bus, I've determined that
24 the proposed project is a sound one
25 that warrants the assistance by this

1
2 agency; however, I also understand
3 that CPK and Dell Bus and
4 Renaissance may have made an
5 agreement related to the CPK and
6 Dell Bus's use of projected site for
7 this project. Be advised that my
8 support of this PILOT is independent
9 of any underlying agreement made by
10 CPK, Dell Bus and the developer. My
11 support of this PILOT in no way
12 should be interpreted to me that I
13 support any related projects that
14 Renaissance or CPK may have other
15 projects located in the Village of
16 Hempstead.

17 Let me stress that I'm in full
18 support of a project such as this,
19 which will bring much needed jobs to
20 the Village; however, again, let me
21 stress that my support of this PILOT
22 is limited to this project and not
23 to any other projects or PILOTS
24 which may be related to this
25 project. Thank you.

2 MS. GOOSBY: Dorothy Goosby,
3 Senior Councilwoman for the Town of
4 Hempstead and a resident of the
5 Village of Hempstead.

6 I'd like to know how much of a
7 PILOT are you asking for. Is this a
8 10-year?

9 MR. DEEGAN: Yes, 10-year. We
10 originally asked for 20 years. The
11 sense of the Board was they wanted
12 to give a 10-year PILOT, and we were
13 able to make it work with the
14 10-PILOT.

15 The payments that will be paid
16 under the PILOT will immediately be
17 significantly in excess of what is
18 being paid today on the property.

19 MS. GOOSBY: How much?

20 MR. DEEGAN: I believe you have
21 the chart.

22 MR. LODATO: It starts off at
23 46,000.

24 MR. NASTRE: Arthur Nastre.
25 I'm the Board Chairman.

1 Presently paying 13, so it's
2 about 4 times.

3
4 MS. GOOSBY: One other question
5 I'd like to know. This does not
6 include apartments?

7 MR. DEEGAN: That's correct.

8 MS. GOOSBY: And you're not
9 coming back again to ask for another
10 PILOT?

11 MR. DEEGAN: Not on this site
12 with this applicant, no.

13 MS. GOOSBY: Now, you're saying
14 they can move someplace else on Long
15 Island. Where would they be able to
16 move?

17 MR. DEEGAN: Well, they have
18 existing facilities in Port
19 Washington. That's their main
20 headquarters in Nassau County now.
21 They also have very significant
22 facilities in Suffolk County. They
23 operate thousands of buses
24 throughout Long Island. They're
25 going to keep the Port Washington

1
2 facility, but this gives them the
3 opportunity to locate centrally in
4 Nassau County, where they already
5 are, but it would really make their
6 operations permanently here.

7 MS. GOOSBY: Are they going to
8 clean the buses there?

9 MR. DEEGAN: Yes. I think
10 that's part of the maintenance.

11 MR. NASTRE: It would be done
12 indoors, right?

13 MR. DEEGAN: I don't know for
14 sure. They're not doing anything
15 more than they have already been
16 doing.

17 MS. GOOSBY: We'd like to know,
18 because we have problems with the
19 run off. And if this is going to be
20 a beautiful building that beautifies
21 our village, we want to make sure
22 that it's enclosed and looks good.
23 We don't want anything coming in
24 that does not enhance the village.

25 And you say there's 53 people

1
2 from the Village of Hempstead
3 already working there?

4 MR. DEEGAN: Yes. Right now,
5 there are 20 full-time and 33
6 part-time jobs in the village.
7 That's the total number of jobs that
8 --

9 MR. NASTRE: You said about
10 half, I believe.

11 MR. DEEGAN: About half of
12 those are village residents.

13 MR. NASTRE: About 25 or 26
14 people.

15 MS. GOOSBY: What type of jobs
16 are they?

17 MR. DEEGAN: Those are drivers.
18 There's driver's aides. I believe
19 there's some administration. There
20 will be administration going
21 forward.

22 MR. NASTRE: Maintainors.

23 MR. DEEGAN: Maintainors,
24 right.

25 MR. NASTRE: I would think.

1
2 MS. GOOSBY: Would your buses
3 be maintained when they finish their
4 -- I know they drive in the morning,
5 and then they have time off in
6 between for lunch or whatever. Will
7 they bring the buses back to Dell or
8 are they going to leave them on the
9 streets as they are now?

10 MR. DEEGAN: No. I believe
11 that they will come back to the
12 facility.

13 MS. GOOSBY: So we won't have
14 to worry about buses being left on
15 the street at all?

16 MR. DEEGAN: I believe that's
17 the case here. As I indicated
18 earlier, the Planning Board at the
19 Village has had extensive hearings
20 on this project and considered all
21 of these things, including an
22 environmental impact statement that
23 studied traffic and the physical
24 conditions here and ultimately
25 approved the project.

1
2 MS. GOOSBY: I'm not sure of
3 that.

4 Are you sure of that, Mayor?

5 MAYOR RYAN: Yes, he is
6 correct.

7 MS. GOOSBY: They have
8 considered all of these --

9 MAYOR RYAN: The Planning Board
10 has and the Pre-Planning Board prior
11 to that.

12 MS. GOOSBY: Because I never
13 heard of it. I didn't know what
14 they were doing.

15 MR. NASTRE: I believe at the
16 public hearing the testimony was
17 that there is in excess of 400
18 parking spaces in this garage and
19 CPK was going to use most of them,
20 and there would be about 190 I think
21 available for use by village
22 residents as well. I believe that
23 was the testimony at the hearing.
24 It's a multi-story parking garage.
25 It was also brought out at the

1
2 hearing that the buses would be
3 parked inside that garage and not
4 outside the building.

5 Are you a CPK --

6 MR. MENDEZ: No, but I was
7 there, Mr. Chairman.

8 MR. NASTRE: I don't think the
9 Planning Board of the Village in its
10 infinite wisdom would allow outside
11 parking on public streets. I just
12 don't believe that would happen.

13 MR. DEEGAN: Well, not on the
14 public streets for sure. And, you
15 know, right now, they are outside.

16 MR. NASTRE: They have some
17 kind of installation in the village
18 now.

19 MR. DEEGAN: This whole area of
20 the village is just seas of parked
21 cars.

22 MR. NASTRE: I can promise the
23 people here this, that if the IDA
24 Board has any power or any right to
25 impose a condition upon the issuance

1
2 of a PILOT, if we authorize it, we
3 would include a condition that there
4 be no parking of buses on public
5 streets, that they be confined to
6 the property, if we're allowed to do
7 it. I don't know if we are. It
8 might be a Planning Board issue. It
9 might be a zoning issue. But if we
10 can, I can pledge to you that we
11 will.

12 MS. GOOSBY: Because when I
13 come out of my street, I can't see
14 anymore, because the school bus is
15 so large and it's sitting right
16 there you can't see the traffic that
17 is coming towards you. They do a
18 lot of that here.

19 MR. NASTRE: I think this
20 facility is going to be more than
21 big enough to keep the buses on the
22 property in the garage.

23 MR. DEEGAN: We have to comply
24 with the laws.

25 MR. NASTRE: I don't even think

1
2 it's legal to park buses on a public
3 street, overnight especially.

4 MR. LODATO: Off the record.

5 (Whereupon, a discussion was
6 held off the record.)

7 MS. GARRY: Katherine Garry. I
8 believe the public notice said that
9 we would be receiving the pros and
10 cons and the schedule of payments
11 here at the hearing. I don't see
12 them here.

13 MR. LODATO: They're right
14 here. I can give them to you.

15 MR. NASTRE: Do you have enough
16 copies to pass out? Can you make
17 some?

18 MR. LODATO: Yes. The only
19 thing, I can give you copies of the
20 notice, obviously.

21 Off the record.

22 (Whereupon, a discussion was
23 held off the record.)

24 MS. GARRY: On that same note,
25 while you're making copies, I would

1
2 like to put on the record that I
3 requested over a week ago a copy of
4 the schedule of payments, as well as
5 the pros and cons statement, and I
6 have not received that even though I
7 asked them to expedite it so that it
8 can be looked over prior to this
9 hearing, 'cause it doesn't really
10 make much sense to have this
11 presented at the hearing when you
12 don't have an opportunity to really
13 go through it and to see the
14 implications of what is being handed
15 out. So I consider that to be a
16 denial of presenting this in a
17 timely fashion.

18 MR. NASTRE: Michael, we don't
19 have anything called a pros and cons
20 statement, do we?

21 MR. LODATO: The closest thing
22 we would have is the cost benefit
23 analysis. That's available to view.
24 I can't make copies of that. That's
25 an internal document, but I can

1
2 definitely show you that.

3 MS. GARRY: Excuse me, but it
4 said in the notice that it would be
5 available.

6 MR. LODATO: It is available.

7 MR. NASTRE: It's available if
8 you want to see it.

9 MR. LODATO: It's available to
10 view. I can't make copies of that.

11 MR. NASTRE: We are not allowed
12 to make copies of it and pass it
13 out.

14 MS. GARRY: How can you comment
15 on the cost of benefits at a public
16 hearing if you don't have it in
17 advance?

18 MR. NASTRE: Well, it's not
19 something that we would normally
20 give out in advance, but you can
21 look at it today. You can look at
22 it now. If you wish to make any
23 comments on it, you can do so.

24 MS. GARRY: I've seen summaries
25 in the past.

1
2 MAYOR RYAN: Off the record for
3 a moment.

4 (Whereupon, a discussion was
5 held off the record.)

6 MR. LODATO: Ms. Garry, just to
7 answer your question, I have in my
8 hand something we mailed to you two
9 or three days ago with copies of the
10 cost benefit analysis. I believe
11 it's a redacted application and your
12 freedom of information request and
13 also --

14 MS. GARRY: All I received was
15 a statement that when you would have
16 these ready that you would let me
17 know.

18 MR. LODATO: And a copy of the
19 PILOT.

20 MS. GARRY: I have not received
21 that.

22 MR. LODATO: Are you located at
23 -- off the record.

24 (Whereupon, a discussion was
25 held off the record.)

2 MS. GARRY: I have not received
3 it.

4 MR. LODATO: But we filled your
5 request.

6 MS. GARRY: You sent me a
7 letter stating that when you had
8 them available you would let me
9 know, so that must have been the
10 letter that you were going to let me
11 know that they were available; is
12 that right?

13 MR. LODATO: No. This is a
14 completion here.

15 MS. GARRY: Well, then you sent
16 -- because in the first letter, it
17 said I had to pay 25 cents and that
18 they would let me know -- do you
19 have a copy of the first letter they
20 sent?

21 MR. LODATO: I believe it's in
22 here, yes.

23 MS. GARRY: I never was
24 contacted again after that.

25 MR. LODATO: It looks like we

1
2 sent this out to you.

3 MS. GARRY: But I didn't
4 receive it.

5 MR. LODATO: Maybe it's going
6 to come today.

7 MS. GARRY: What good is that
8 today?

9 MR. LODATO: We have 30 days to
10 turn around your request. We tried
11 to get it to you as quick as
12 possible.

13 MS. GARRY: I understand that,
14 but I did put in there to expedite
15 it, because it was necessary to have
16 that information in order to prepare
17 for today's meeting. And this
18 office well knows that I am willing
19 to come up here and pick things up,
20 et cetera. They could have
21 expedited it, but I got just a form
22 letter, which they usually said we
23 will let you know when it's
24 available and that it's gonna cost
25 25 cents.

1
2 MR. LODATO: Right.

3 MS. GARRY: And they never let
4 me know. Apparently, they sent it
5 out even though that was not what
6 they said they were going to do.
7 They were going to notify when it
8 was available. I could've come here
9 and picked it up. I put my
10 telephone number on there.

11 MR. LODATO: We tried to get it
12 out as quick as possible. I'm not
13 sure what to tell you.

14 If anyone else has any
15 statements, go ahead.

16 MS. WINSTON: My name is Terry
17 Winston. I'm a resident of the
18 Village of Hempstead.

19 While New York State law gives
20 the IDA the ability to grant a PILOT
21 tax break to a particular business,
22 it fulfills certain conditions. The
23 law does not require the IDA to
24 grant such a PILOT to every company
25 that claims it satisfied those

1
2 conditions. Thus, because the law
3 does not mandate the approval of
4 qualifying projects, granting such
5 PILOTs is optional on the part of
6 the IDA Board. This means that just
7 because a specific applicant may
8 fulfill the basic requirements in
9 terms of creating jobs, providing
10 additional tax revenue to the
11 community and generating so called
12 economic growth does not mean that
13 the IDA must automatically approve
14 the PILOT. The law makes the
15 approval optional. The approval of
16 a PILOT is optional because the
17 lawmakers recognize that each
18 community is different and that
19 there may be some extenuating
20 circumstances in a particular
21 community with respect to a
22 particular business that would
23 indicate a PILOT would not be
24 appropriate for that business or in
25 the best interest of the community

1
2 at that time. This is clear to the
3 case with this particular PILOT for
4 CPK and Dell and this particular
5 community of Hempstead.

6 According to the Village, the
7 2016-17 budget, Hempstead is already
8 carrying a substantial amount of
9 some 23 PILOTS on its back. Six of
10 these are for well established car
11 dealerships, Jeep, Honda, Toyota and
12 Mercedes Benz. A PILOT was granted
13 for an office building which went
14 into a foreclosure a number of years
15 ago. The other 16 PILOTS are for
16 apartment complexes which together
17 comprise some 22 buildings. The IDA
18 granted not all these PILOTS. As a
19 matter of fact, the Village of
20 Hempstead itself granted some of the
21 worst PILOTS. But regardless of who
22 made the grants, the negative impact
23 on the community is the same.

24 In 2010, a comprehensive study
25 was done which determined that the

1
2 loss to the Village alone was 4
3 million a year, and that was when
4 the PILOTs were 14 in number. Since
5 that time, the total has increased
6 to 23, plus another 4, and that
7 number has subsequently been
8 increased by the IDA to 27 through
9 the addition of Key Food, 50 Clinton
10 Street, and the Dollar Store on
11 Front Street.

12 While the promise of PILOTs is
13 that they will promote economic
14 growth and jobs, the records
15 indicate the exact opposite impact
16 has occurred in Hempstead.

17 First of all, these car
18 dealerships and apartment buildings
19 have historically yielded a
20 miniscule number of jobs in
21 comparison to the tax dollars loss
22 to the community and to the schools.
23 Today the Village is losing
24 approximately 6 million per year,
25 and the schools are losing about 10

1
2 million.

3 These substantial tax savings
4 to the owners of these buildings is
5 what has paid the salaries of those
6 hired, such that it is really the
7 taxpayers who are actually paying
8 the salaries of the few new jobs
9 created. So instead of repairing
10 roads, the taxpayers are being
11 forced to subsidize the salaries of
12 those working for these PILOT
13 recipients.

14 In addition, these apartment
15 PILOTS are actually increasing
16 unemployment and have resulted in
17 the downgrade of the apartment
18 building owners receiving them and
19 have actually prevented economic
20 growth. Furthermore, they have
21 actually lead to a decrease in tax
22 revenue far beyond the losses due to
23 PILOTS. Thus, we see how the
24 apartment PILOTS have created very
25 few jobs, have inhibited economic

1
2 growth amongst the existing small
3 businesses and have created
4 unemployment amongst longstanding
5 residents. The additional PILOTs
6 for 6 car dealerships who can well
7 afford to pay their own way has
8 merely exacerbated the problem.

9 Thus, because of all the
10 hardships created by PILOTs in this
11 community, it is time for the IDA to
12 consider the extenuating negative
13 impact of existing PILOTs, whether
14 for the apartments or businesses.

15 The medium income in Hempstead
16 is about 50 to \$55,000, and yet, we
17 have born the burden of 26, 27
18 PILOTs. We are at the point of no
19 return. Our community is suffering
20 a plight worse than that of Valley
21 Stream. Our tax base has been
22 destroyed by all these PILOTs.
23 There is no justification for this
24 additional PILOT.

25 This PILOT is for the expansion

1
2 of a company that has spent the past
3 10 years maintaining a constant
4 eyesore in the community. This
5 company has shown itself not to be
6 reliable or reputable. It is a well
7 established company with additional
8 locations in Port Washington and
9 Hicksville. It has yet to
10 contribute to the economic
11 enhancement of Hempstead thus far,
12 and therefore is not worthy of a
13 subsidy off the backs of the
14 hardworking taxpayers. This will be
15 yet another insult and devastating
16 blow to the people of this
17 community.

18 This PILOT must be denied due
19 to the extenuating circumstances
20 outlined above. CPK/Dell, if they
21 want to expand their business, it
22 must be done without a PILOT.
23 CPK/Dell has two other locations and
24 can apply for a PILOT at either of
25 those locations.

MR. NASTRE: Thank you.

MS. WINSTON: And I have these (handing). And this is not all there is.

MR. LODATO: We can have those marked as exhibits and make them part of the record.

(Whereupon, the above-mentioned documents were marked as Exhibit Numbers 1 and 2 for identification and entered into evidence.)

MS. MCNEAL: My name is Patricia McNeill. I reside at 65 Cruikshank Avenue in Hempstead.

This property has been suppressed intentionally for 10 years. They have done nothing. If you check their other properties, they look beautiful. They did nothing in the Village of Hempstead because they wanted to get government money. They wanted to ride off our taxpayer's backs. And not only are they riding on our

1 taxpayer's backs, our children are
2 constantly being left with less and
3 less for education. Because when
4 they don't pay taxes, they don't
5 carry the schools. We have to
6 continue to carry. How much do you
7 expect us to carry? When you look
8 at other neighborhoods, they don't
9 look like ours. As far as this
10 company, you go to Port Washington,
11 you go to the other locations, it
12 doesn't look like ours. They
13 intentionally -- and that's against
14 the law, that's illegal, to
15 purposely suppress a property just
16 to get government funds. And
17 getting our taxpayers money is
18 getting government funds. It's
19 illegal.
20

21 MR. NASTRE: Thank you. Does
22 anybody else wish to be heard?

23 MR. MENDEZ: Good morning,
24 Mr. Chairman. Good morning,
25 Councilwoman. Good morning, Mayor,

1
2 and Trustee and everyone else who is
3 here.

4 My name is Luis Mendez. I am
5 at 36 Hearth Lane in South Westbury,
6 New York. I am a town resident for
7 34 years. I used to live in the
8 village, but my grandfather still
9 lives in the village at 135
10 Elizabeth Avenue in Hempstead. I'm
11 representing the largest Hispanic
12 organization in the town and in the
13 village, which is the Long Island
14 Hispanic Soccer Leagues. My
15 grandfather is the president of
16 that, and he's a life long Hempstead
17 resident.

18 I am in support of the PILOT
19 for three reasons. The first one is
20 that it conveys the wishes of what
21 the current Board looks for when it
22 comes to downtown revitalization.
23 It's a commercial entity that will
24 set up a sort of order when it comes
25 to the buses and the issues that

1
2 everyone here is stating about the
3 nuisance or quality of life issues.
4 I think that facility is great for
5 that location. The job creation
6 component is probably the most
7 important one for me. It's not
8 jobs. It's careers.

9 There is three village
10 residents who I would have loved to
11 bring here today. Unfortunately,
12 they're working. Based on the
13 PILOTs that you guys have issued to
14 the dealers, they have been able to
15 have careers. When they started
16 those careers, they started as
17 entry-level person. Now they are
18 able to afford a home in the Village
19 of Hempstead. I can give you their
20 names or I can submit those names if
21 you'd like. If you let me know when
22 is the deadline for submission, then
23 I'll have them submit. They are
24 village residents that own homes due
25 to their jobs, and those jobs are

1
2 the dealerships.

3 Over 43 of our members work in
4 the dealerships. And roughly, about
5 half of the people that are working
6 at Dell Bus right now are also town
7 residents and village residents who
8 are members in the Hispanic Soccer
9 Federation. So the career component
10 is very attractive. It is my
11 understanding, and from verifying
12 with them to make sure that the Dell
13 Bus statements are accurate, the
14 prevailing wage that they get paid
15 is far above the minimum wage of the
16 standards that we have in the state.
17 Some of them are making \$18 to \$24
18 an hour, and that is great. So that
19 helps the community. That creates a
20 cyclical economy. That essentially
21 benefits everyone that is involved,
22 because people spend the money they
23 earn here. Obviously, Hempstead can
24 use more commercial entertainment to
25 keep those dollars in the village,

1
2 but, you know, hopefully, that will
3 work in the future.

4 Finally, from a perspective of
5 what Hempstead is, the quality of
6 life for the people in Hempstead, at
7 least for our members, they play
8 soccer in the village. They live in
9 the village. They are not
10 complaining about not wanting to
11 live in the village. They are
12 complaining about jobs, consistent
13 with the mayor. They want the
14 ability and the opportunity to
15 afford living in Hempstead and be
16 able to take care of their families.

17 So on behalf of the soccer
18 federation, on behalf of myself, a
19 town resident and taxpayer in the
20 town, I am in full support of this
21 PILOT, and I look forward to having
22 you hold CPK accountable to make
23 sure they comply with all the stuff
24 that you guys enforce upon them.

25 MR. NASTRE: Thank you very

1
2 much.

3 MS. PARKER: I would like to
4 speak again concerning his
5 statements which are completely
6 false.

7 MR. NASTRE: Go ahead.

8 MS. PARKER: I have worked with
9 the Dell Company. There may be two
10 salaries at \$24. Their hiring
11 starting salary is nowhere near, but
12 it feathers the minimum wage, and I
13 mean feathers it, so that's an
14 incorrect statement. And then a lot
15 of the employees that are there,
16 being one of them, are one to apply
17 for it, are part-time jobs.

18 MR. NASTRE: They said that.
19 They said that you have a certain
20 number of full-time and part-time.
21 Every company has full and part-time
22 jobs.

23 MS. PARKER: But it's not due
24 to the support of working for Dell.
25 Dell has not in this community --

1
2 I've worked with Educational Buses
3 in Hicksville -- Dell has not up
4 held its integrity, nor has it
5 upheld the law in this town. It
6 seems to have, when it comes to this
7 village, they lost all moral
8 integrity in this village. They
9 have not only displayed it, it is
10 recorded and recorded in this
11 village.

12 So here, we do not need, in
13 light of all of the evidence, facts
14 that you have been given concerning
15 PILOTs for the village, not the
16 town. This company doesn't warrant,
17 nor does this village deserve
18 another PILOT piled on their back
19 when you've been given years of
20 representation recorded in your own
21 documents of how they have destroyed
22 the economic growth in this village.
23 To dare sit at a table and consider
24 -- it's like an old woman who is
25 carrying 50 bags, and you ask her,

1
2 in all of your health, you have a
3 finger free, may I please hang
4 another one on it. And that's
5 exactly what you're asking of our
6 village residents. You don't
7 consider us because you don't live
8 here. You don't care. You wanna
9 come in, and what has been
10 deplorably ugly for hundreds of
11 years, and come in and say, I wanna
12 paint a pretty picture on the corner
13 to start with. So what you wanna do
14 is put a face on Hempstead. You
15 don't want to help the village. You
16 want to destroy it. But you want to
17 make it look like you're beautifying
18 it and like you're really raising it
19 up when you're not. You're taking
20 your big foot and you're crushing it
21 because you have the authority to do
22 so, so you think, so you think. And
23 we're tired of it. We're tired of
24 it from the young to the very old
25 who have retired here to the very

1
2 old who have set incomes that are
3 not increasing. You consider this
4 village as if it's growing
5 economically, as if the children of
6 the ones who have been here 30 and
7 40 years have left something to
8 their children to grow on or to
9 muster under, but you haven't done
10 it. And you have people here with
11 pretty conversations who know
12 nothing about the reality of the
13 village. And to have somebody from
14 Westbury talk about his people
15 coming in and doing, he's thinking
16 about his own people. He's not
17 speaking about the village
18 residents. He's speaking about
19 those who have immigrated in, some
20 undocumented workers, some living 15
21 to an apartment, and say that they
22 live here and have no complaints.
23 Really though? Are they here to
24 back up that statement? But yet we
25 have legal documents from your own

1
2 books, your own records, your own
3 historical records, showing you what
4 you've been doing for 30 years, and
5 you completely ignore it as if you
6 really have an answer for the
7 village. You do not. Not only do
8 you not have it, all of you public
9 officials have dogged this village
10 for 30 years, and you keep smiling
11 because your yards are governed.
12 Your yards are manicured and they
13 look good. But you have one fight.
14 You don't want parking lot 1 done
15 away with so that you may park. But
16 the village interest, you have none.
17 The gentleman over there,
18 supervisor, talking about children,
19 interest in the children. You have
20 a library that hasn't been touched,
21 cleaned or updated --

22 MR. NASTRE: Ma'am, we're not
23 going to make this hearing a forum
24 for the school district.

25 MS. PARKER: I'm done.

MR. NASTRE: Okay. Thank you.

Does anybody else wish to be heard?

MS. SESSIONS: My name is Jean Wood Sessions, 600 Fulton.

What I have to say is, I work for Dell. I'm not a person -- I'm not for PILOTs when it comes down to apartment buildings, but we've always -- I thought that we were in agreement if it was a business that, you know, it would be --

MR. NASTRE: This application does not include any apartments at all.

MS. GARRY: Excuse me, yes it does.

MR. NASTRE: It is strictly a business. I just want to make sure you know that.

MS. SESSIONS: I do know that. The thing is, I mean, I'm hearing some things about Dell, and I work there, that I'm not aware of.

1
2 MR. NASTRE: Well, they may or
3 may not be true.

4 MS. SESSIONS: To me, it's a
5 great place to work. We go and
6 come. Dell is very good to
7 employees that -- everybody I know.
8 The salaries are very good. He
9 donates to the community, you know.
10 He gives to -- I know that his
11 football league and stuff of that
12 nature, people who come asking for
13 donations on things, Bob has always
14 been there to help out. I mean, he
15 did job fairs on his own trying to
16 get people. He want people in the
17 Village of Hempstead. If he could
18 get all the people, his employees in
19 Hempstead, that is what he would
20 love. He wants this to be his
21 headquarters. I was always told if
22 you want business in, it's gonna
23 have to be through PILOTs. I've
24 been told that by politicians and
25 everything else.

2 MS. PARKER: That's a lie.

3 MS. GARRY: That's a lie.

4 MS. SESSIONS: I don't know if
5 it's a lie or not. I'm telling you
6 what I've heard.

7 MR. NASTRE: Let's keep order
8 in the room, please.

9 MS. SESSIONS: I'm telling you
10 what I have always heard.

11 MS. GARRY: Yes, you have
12 always heard that.

13 MS. SESSIONS: Thank you.

14 MR. NASTRE: Thank you.

15 Anyone else wish to speak?

16 MR. GORE: Larry Gore, 100
17 Terrace Avenue.

18 I just believe that Dell
19 Transportation is an excellent place
20 to work, one of the highest paying
21 bus companies around. The starting
22 salaries are, like you said, between
23 \$18 and \$24. Bob sets the job
24 fairs. He's trying to get the
25 people in the community work. I

1
2 just believe that it's beneficial
3 for the Village of Hempstead. I
4 believe more jobs -- you know, I
5 started years ago. I've been there
6 for years now, so he started me
7 young, you know. I had a career
8 because of it, so I believe Dell
9 Transportation is actually good for
10 the community. Thank you.

11 MR. NASTRE: Thank you, sir.

12 MS. MCNEILL: Patricia McNeill.

13 MR. NASTRE: I'll give you one
14 more chance. I know you spoke
15 already.

16 MS. MCNEILL: When is enough
17 enough? Yes, Dell may be the best
18 thing since sliced bread, but the
19 village residents cannot carry this
20 village. What happens then? Yes,
21 you're not concerned about the
22 library or anything else, but if the
23 man doesn't have the money in the
24 budget to do what he needs to do,
25 who suffers? Dell doesn't suffer.

1
2 Myself, my community, my family, and
3 my children suffer. So when is
4 enough enough? Everyone comes here
5 and they say what great things they
6 gonna do, but at whose expense? You
7 reach in my pocket and see how much
8 money you pull out. It doesn't work
9 that way. You can't keep riding me
10 and riding me. After a while, there
11 is nothing left to ride. Who is
12 going to carry this village? Dell
13 is gonna own the entire village?
14 Everyone is gonna own the entire
15 village, because the taxpayers
16 cannot afford to stay here. Yes, he
17 talks about his family and his
18 people. I have one live across the
19 street, 17. Next door, 13 people.
20 That's what they do. All they do is
21 use up all the resources in our
22 village, and they pay very little
23 taxes, but you guys keep giving and
24 giving and giving to anyone who
25 says, hey, I want to come in the

1
2 Village of Hempstead, give me money,
3 I wanna give a job, but you don't
4 give a damn about the taxpayers, and
5 that's the unfairness. It has to be
6 some type of a balance.

7 MR. DEEGAN: Mr. Chairman, can
8 I just say one thing as counsel?

9 MR. NASTRE: Yes.

10 MR. DEEGAN: I think it's
11 important here to realize that what
12 we're talking about is creating a
13 brand new tax base here. This is a
14 new building on a piece of property
15 --

16 MR. NASTRE: People, please,
17 give the speakers the courtesy of
18 not being interrupted. Nobody
19 interrupted any of when you were
20 speaking.

21 MS. GARRY: Yes, you have. You
22 have interrupted here.

23 MR. NASTRE: No, I haven't.

24 Mr. Deegan, go ahead.

25 MR. DEEGAN: This is a property

1
2 that today is a vacant lot. This is
3 a property that has for the last
4 decade been off the tax rolls,
5 providing 0 in taxes. What we are
6 talking about here is building a
7 brand new headquarters and a big
8 structure that is going to be a
9 taxable building and a taxable base.
10 All the requests that we're asking
11 for is instead of getting taxed
12 100 percent on day one is to phase
13 in the taxes on the building over a
14 10-year period so that we can make
15 it work financially. You can't
16 justify the investment unless you
17 have a phase in of the taxes. There
18 are no school-aged children being
19 produced by this. It's very little
20 use of village services or town
21 services. This is a net positive.
22 I'm sure that the IDA's economic
23 impact report that they have
24 prepared, although I have not seen
25 it, I am sure it comes to that

1
2 conclusion that this is a very big
3 economic positive for the village
4 and for the town. You have to
5 understand where we're starting
6 from, which is 0 or very little, and
7 that we're creating something new
8 that is going to be taxed for
9 decades and decades.

10 MS. MCNEILL: An eyesore. In
11 your town where you live at, you're
12 not going to have that type of
13 facility. It's an eyesore. There
14 is no beautification out of this.
15 If we're going to give them a
16 10-year tax break, let's say for the
17 next 20 years, they must still
18 maintain there. Because as we seen
19 with A&S, we seen with TSS, we seen
20 with all the other businesses that
21 we have given a tax break to, when
22 the IDA money, when the time is up,
23 when the PILOT is over, they leave.
24 No one stays here after that. So if
25 they gonna get a tax break, which it

1
2 seems what you guys leading to, if
3 they're going to get a PILOT, then
4 they must also be stated they must
5 remain in this area, live, well and
6 working for the next 20 years, or
7 they owe us money back.

8 MR. NASTRE: We have to try to
9 keep some order.

10 MS. GOOSBY: I have a question.

11 MR. NASTRE: Councilwoman
12 Goosby, you have the floor.

13 MS. GOOSBY: Do you have
14 remnants of the building that you're
15 proposing so that the people could
16 see what it would actually look
17 like? I don't have an idea what
18 it's going to look like. I would
19 like to know what it would look
20 like, you know, configuration of it
21 and if it would enhance the village.
22 Do you have that?

23 MR. DEEGAN: Yes. We went
24 through a whole Planning Board
25 process where all those factors were

2 --

3 MS. GOOSBY: I haven't seen it.

4 MR. DEEGAN: We have submitted
5 them.

6 MS. MCNEILL: Dorothy is up for
7 reelection, guys.

8 MS. GOOSBY: That has nothing
9 to do with this. I live here.
10 Thank you.

11 MS. MCNEILL: I'm speaking to
12 the people.

13 MS. GOOSBY: I had enough
14 people with me last night.

15 MS. MCNEILL: That's wonderful.

16 MR. NASTRE: Is there anyone
17 else who hasn't spoken who wishes to
18 speak?

19 The executive director of the
20 agency is here, Mr. Parola.

21 MR. PAROLA: I'm sorry. I was
22 in a labor meeting so I came in
23 late. I'll read the report as well.

24 MR. NASTRE: I want to assure
25 everybody in the room that the

1
2 minutes of this hearing will be made
3 available to each and every member
4 of our Board prior to the next Board
5 meeting. They will all have a
6 chance to read everyone's comments,
7 both pro and con, and everything
8 that was said here today will be
9 considered before the Board makes a
10 decision.

11 MS. GARRY: My name is
12 Katherine Garry, 109 Broadway,
13 Rockville Centre.

14 I would just like to correct a
15 couple of things that were left out
16 when Mr. Deegan was speaking. He
17 said that this property was off the
18 tax rolls. It was owned by the
19 village, so it was obviously off the
20 tax rolls; however, it was leased.
21 It was income producing. It was
22 leased to car dealers. All these
23 years, it has been income producing
24 from car dealers. And just this
25 year, this summer, the Village,

1
2 which the mayor hasn't mentioned
3 here, has leased that parking lot 10
4 for \$86,000 a year. That's a new
5 lease that was just adopted on
6 September 5th even though it's dated
7 in July. So they have known that
8 they have leased this property for a
9 total of \$86,000 to two different
10 car dealers, one for 86 and one for
11 8,000. With the 13,000 and the
12 76,000 and the 8,000, they now have
13 an income of 100,000 a year. They
14 have not mentioned that to you.

15 MR. NASTRE: It was mentioned
16 in the beginning of the hearing that
17 it's being leased to car dealers.
18 It was definitely mentioned at the
19 beginning.

20 MS. GARRY: But it didn't give
21 you the amount of money.

22 MR. NASTRE: I didn't think it
23 was free.

24 MR. GARRY: And the other thing
25 that they have not clarified is that

1
2 the parking garage proposal to the
3 Planning Board says specifically
4 that the top floor is to be leased
5 to car dealers, so they will be
6 getting an income from the car
7 dealers of \$86,000, which has not
8 been mentioned here. These are
9 extremely significant things that
10 have been totally left out of the
11 picture here.

12 MS. LONGO: Let me just correct
13 the record.

14 MR. NASTRE: Let's clarify
15 this.

16 MS. LONGO: There is no lease
17 before the agency for the rental of
18 that space. And in order for that
19 to be leased, that needs Board
20 consideration, and that Board
21 consideration has not been
22 requested. I don't know if it will
23 be requested once the building is
24 up, but the bottom line is that is
25 not even on the table.

1
2 MS. GARRY: Excuse me, what
3 parking lot are you speaking about?

4 MS. LONGO: The structure that
5 --

6 MR. NASTRE: The parking on the
7 top floor of this building.

8 MS. GARRY: I don't understand
9 anything as to what she said.

10 MR. NASTRE: There is no
11 proposal to rent it to car
12 dealerships at this time. And if
13 they did propose to do that, this
14 Board would have to consent to it.

15 MS. GARRY: Why would this
16 Board have to consent to it?

17 MR. NASTRE: Because any tenant
18 space that is leased in any PILOT
19 building has to be consented to by
20 this Board.

21 MS. GARRY: But he did say at
22 the preliminary hearing that the top
23 level was going to be leased to car
24 dealers. He did say that.

25 MR. NASTRE: He didn't say it

1
2 in our hearing. He might have said
3 it to the Village Planning Board.

4 MS. GARRY: He did say it.

5 MR. NASTRE: I don't believe it
6 came up at our hearing.

7 MS. GARRY: He did say that
8 though.

9 MR. NASTRE: Just because they
10 say that doesn't mean it's going to
11 happen.

12 MS. GARRY: Whether it meets
13 your approval or not is beyond the
14 issue. They have the opportunity to
15 bring in \$100,000 in renting that
16 top floor.

17 MR. NASTRE: Only if we consent
18 to it.

19 MS. GARRY: That amount wasn't
20 mentioned because they did not
21 mention the fact that the village
22 has already leased parking lot 10
23 right now with the consent of
24 Renaissance for that amount of
25 money.

1
2 MR. NASTRE: Thank you, Mrs.
3 Garry.

4 MS. GARRY: That's on the
5 record.

6 MR. NASTRE: Thank you.

7 MS. GARRY: I just wanted to
8 straighten that out.

9 MR. NASTRE: Thank you, Mrs.
10 Garry.

11 MS. GARRY: I have a statement
12 that I'm going to read.

13 MR. NASTRE: Is this the same
14 one you read before?

15 MS. GARRY: No. I didn't read
16 any statement before.

17 MR. NASTRE: Okay.

18 MS. GARRY: Before this agency
19 today is the consideration of a
20 PILOT tax break that is designed to
21 benefit, not a Hempstead business,
22 but a Hicksville business, called
23 CPK Transportation.

24 CPK is the owner of the
25 neglected Mack Markowtiz property

1
2 and the old dilapidated house which
3 abutted Markowitz on the east side
4 of Main Street. It also owns two
5 neglected parking lots on the west
6 side of Main Street, as well as the
7 parking lot that has been housing
8 the Dell buses just south of
9 Markowitz. CPK is obviously not a
10 poor or needy organization. It paid
11 \$1.6 million for the Markowitz
12 property in 2006 and another million
13 for the house and the Dell lot. It
14 is worth noting also that the owners
15 of CPK are the very same owners of
16 the Dell Bus Company.

17 On top of the ten years of
18 neglect of their properties, CPK is
19 now applying for a PILOT tax break
20 for the expansion of their business
21 onto Parking Lot #10, which is one
22 of the 17 parking lots which were
23 usurped from the Village in 2015 by
24 means of a fraudulent appraisal
25 scheme devised by Renaissance.

1
2 And CPK has a tax avoidance,
3 land-swap agreement -- which they
4 built, not mentioned here -- with
5 Renaissance which will facilitate
6 the construction of a 96 unit
7 apartment complex on the bus parking
8 lot and which has also applied for a
9 PILOT. And it is also in league
10 with Renaissance in proposing to
11 construct another 255 additional
12 units on the Markowitz property.

13 It is shocking to note that the
14 new Hempstead Mayor, who was elected
15 on his word that he was working to
16 get back the parking lots, and that
17 he was against apartment buildings,
18 actually wrote a letter in support
19 of this PILOT, and that Senior
20 Councilwoman Dorothy Goosby as well
21 as the four members chosen to
22 represent Hempstead on the Town IDA
23 Board also gave their preliminary
24 support to this proposal.

25 I am calling upon the Mayor,

1
2 Councilwoman Goosby and the IDA
3 members, to re-think and re-consider
4 their position based on the many
5 compelling arguments and extenuating
6 circumstances which were not
7 addressed or taken seriously at the
8 preliminary meeting. These
9 extenuating circumstances are very
10 real and serious and they cry out
11 for a negative vote on this
12 application.

13 In summation these
14 circumstances are:

15 1. CPK has not been a
16 reputable land owner in the
17 Hempstead Village for the last 10
18 years during which time it has held
19 and neglected extensive properties
20 on North Main Street.

21 2. The land swap deal that CPK
22 has with Renaissance involved
23 Parking Lot #10 which was
24 essentially stolen from the village
25 taxpayers by means of a fraudulent

1
2 appraisal for this land and which
3 was based upon a totally different
4 development plan than the one that
5 is being proposed for CPK for this
6 property.

7 3. CPK stated at its
8 preliminary presentation that it was
9 totally impossible for them to
10 proceed with the project without a
11 20 year PILOT. When the IDA
12 indicated that they are only giving
13 out 10 year PILOTS, CPK suddenly
14 changed its tune and said, Oh,
15 that's ok we can make it work on a
16 10 year PILOT. Their word obviously
17 has little credibility. And I
18 believe they can do it without a
19 PILOT.

20 4. That being said, history
21 shows that PILOTS in general
22 (whether for businesses or apartment
23 buildings) have not generated
24 economic development or growth in
25 Hempstead. The 27 existing PILOTS,

1
2 have instead caused economic
3 deterioration of the community, not
4 growth. The conglomerate of all
5 these PILOTS has affected Hempstead
6 in the same negative way that the
7 Green Acres PILOT impacted Valley
8 Stream.

9 5. Other businesses have come
10 into Hempstead without PILOTS.
11 These include the 711 on Peninsula
12 and Franklin, the TD Bank, the Wells
13 Fargo Bank, the CVS on Greenwich St,
14 the Associated Food Store on
15 Jerusalem, Key Food on Franklin, the
16 gas station on Fulton and Fairview,
17 the numerous laundromats, the Mario
18 Polo restaurant on Franklin, Tiara
19 Chicken Restaurant also on Franklin,
20 the new Spa in the old Arnold
21 Constable building and the list goes
22 on and on. It is a total myth that
23 every business needs and gets a
24 PILOT. Responsible businesses pay
25 their own way and CPK needs to

1
2 become a responsible business.

3 6. And last but not least is
4 the fact that the 27 existing PILOTS
5 are exploiting and undermining the
6 economic base not only of the
7 community as a whole but of the
8 individual homeowners, and this is a
9 major tragedy. This is just another
10 form of oppression being applied
11 against America's hard-working
12 African-American citizens whose 200
13 years of forced, slave labor
14 actually created the economic wealth
15 of this entire nation.

16 These hard working men and
17 women were so-called freed without
18 being given land or funds with which
19 to survive on. They were terrorized
20 by the Klan, entrapped into the
21 chain gangs and paupers' prisons and
22 yet still they have struggled onward
23 and upward. Many are now homeowners
24 and now this status is being
25 threatened as they are forced to

1
2 subsidize other peoples's
3 businesses. As we all know,
4 Hempstead Village houses thousands
5 of immigrants from other nations and
6 foots the bill for their education
7 and social services while the
8 hardworking immigrants, who are
9 willing to work for low wages,
10 thereby, unintentionally undermine
11 the American black labor force, all
12 to the benefit of the surrounding
13 white communities who benefit from
14 the low cost immigrant labor but
15 which do not allow these workers to
16 live in their communities.

17 Enough of this. No more PILOTs
18 for Hempstead. A few jobs, and/or
19 back room deals, will never justify
20 this continued form of oppression.
21 Any businesses coming into Hempstead
22 must be forced to pay their own way.
23 Sacrificing the economic stability
24 of the Hempstead homeowners with all
25 these PILOTs can never be justified.

1
2 In summation, I ask why should
3 Hempstead, struggling under the
4 burden of already supporting 27
5 PILOTs that have not benefited the
6 community, foot the bill for CPK to
7 expand its already successful, 50
8 year old business when it has a
9 history of neglecting its property
10 in the village for the ten preceding
11 years? There is really no good
12 reason to do this because to grant
13 this PILOT would be rewarding their
14 neglect and negligence. CPK must be
15 forced to pay its own way, the same
16 way that the homeowners are. Thank
17 you.

18 MS. GOOSBY: I don't know when
19 you heard me say I was in favor of
20 anything. It must have been when I
21 was sleeping in my bed.

22 MS. GARRY: No. You said that

23 --

24 MR. PAROLA: It's not a debate.

25 MS. GOOSBY: It's not a debate.

1
2 You told a fib. I never --

3 MS. GARRY: I am sorry, but you
4 got up and --

5 MR. PAROLA: Excuse me, it's
6 not a debate. This is not a debate.
7 The councilwoman has the floor.

8 MS. GOOSBY: I am telling you,
9 I never said I was in favor of
10 anything, so you misunderstood. I
11 don't know where you got this from,
12 because I've never said I was in
13 favor of anything. The only thing I
14 was concerned with had nothing to do
15 with this, so you get that out of
16 your head.

17 MS. GARRY: I beg to differ.

18 MR. NASTRE: You haven't
19 spoken.

20 MS. FLEMING: My name is Marion
21 Fleming. I live at 91 Nassau
22 Parkway. I've been here --

23 MR. NASTRE: That's in the
24 village?

25 MS. FLEMING: That's in the

1
2 village, in the Village of
3 Hempstead. I have been here since
4 1960. And if I had time, I would
5 tell you what PILOTs have done to
6 the neighborhood where I live. I
7 don't have statistics. I don't have
8 a plan. But I just want to say, I'm
9 speaking for the citizens like me
10 who are not in positions to make
11 decisions. We are tired of PILOTs.
12 Every time I go to Franklin Street,
13 two times per year to pay my school
14 taxes and two times a year to pay my
15 village taxes and mail in the one
16 that comes in January, it hurts. It
17 hurts all of the hardworking poor
18 people in Hempstead. And the
19 thinking is, the feeling is, that
20 the IDA has made decisions because
21 the members don't live in our
22 village. We've got areas --

23 MR. NASTRE: We have four
24 members that do live in the village.

25 MS. FLEMING: All right. Thank

1
2 you for telling me.

3 And the only thing that I'd
4 like to say now is, in any way that
5 you can help us to be able to
6 continue to pay our taxes, and when
7 people come in requesting these
8 PILOTS, ask them if there are some
9 other areas where they can locate
10 money. If I want to go out now and
11 buy a car and I don't have the
12 money, I've gotta borrow it from a
13 bank or someplace. I don't get a
14 PILOT. And people you see walking
15 up and down these streets, going in
16 and out of the churches on Sunday,
17 are not people who make money. Just
18 consider as IDA what is best for the
19 village. Thanks so much.

20 MR. NASTRE: I think everyone

21 --

22 MR. DEEGAN: Can I just speak

23 --

24 MR. NASTRE: I'll let you do a
25 summation, but that's it.

1
2 MR. DEEGAN: I just want to
3 address two issues which can't be
4 left, and I'm glad that the
5 employees of Dell were here, but the
6 reputation of Dell is excellent. As
7 IDA Board members, I ask them to
8 look around. The reason why the
9 condition of the property in the
10 Village of Hempstead for years has
11 been less than stellar, if that's
12 what people want to call, is because
13 it's been a temporary facility,
14 where they have been looking to
15 locate the permanent facility. The
16 Mack Markowitz building was
17 dilapidated a long time before they
18 bought it. They are now looking to
19 build a new state of the art
20 facility.

21 Finally, on the wage issue,
22 their wages are not borderline
23 minimum wage. These are significant
24 career type wages. As you heard the
25 man talk about before, they are the

1
2 highest paying bus company on Long
3 Island according to their own
4 employees.

5 MS. GARRY: And what are they
6 gonna --

7 MS. NASTRE: You have to
8 realize, the stenographer has to
9 take down everything. And when
10 three people are talking while
11 another person is speaking, she has
12 a lot of trouble getting down the
13 words.

14 MS. GARRY: Then why did you
15 also interrupt people?

16 MR. NASTRE: I'm not
17 interrupting anybody. I'm making a
18 speech here. I'm telling you, by
19 you talking while he's talking --

20 MS. GARRY: We understand.
21 We're just --

22 MR. NASTRE: -- the
23 stenographer cannot get down what
24 anybody says.

25 MS. GARRY: We're saying there

1
2 should be rules that --

3 MR. NASTRE: Nobody interrupted
4 you when you spoke. When everybody
5 else speaks, you all interrupt or
6 you all talk in the --

7 MS. GARRY: You're the one
8 interrupting.

9 MR. NASTRE: -- background, and
10 the stenographer can't hear what
11 they're saying.

12 MS. GOOSBY: We're here for a
13 purpose. And that purpose is to
14 make our village and help our
15 village grow better. But it seems
16 to me that there is so much -- that
17 everybody has to say somebody said
18 something they didn't, and that
19 needs to stop. It really does.
20 What Mrs. Fleming said is so true
21 and is applicable. Let's try to be
22 nice to each other and do this
23 right, because I'm living here as
24 long as Mrs. Fleming. I know what
25 the village looks like, and I know

1
2 how hard we have worked to get this
3 village to where it is, and we just
4 fail because many people never came
5 out to help us. So I'm glad to see
6 the ones of you are here now. It's
7 important, but we must do this
8 together. You don't wanna hear
9 about the schools, but that's the
10 main purpose we have here. That's
11 what caused us to be like we are,
12 the schools. Nobody wants to come
13 here with money because of the
14 school system, and that's why -- you
15 don't want to hear about the man,
16 but that's why he's here. He's
17 trying to do something good. You
18 don't know what's going on with our
19 kids in the schools, and I do, as he
20 does. It's bad. That has a lot to
21 do with what's going on in this
22 village. I don't know -- I never
23 said I was supporting anything. I
24 don't like people putting words in
25 my mouth. I hate liars, because I

1
2 don't lie. And I worked hard for
3 this village all my life since I
4 been here. You weren't there to
5 help me when they cut my tires and
6 all the things they did to me, none
7 of you. So I'm finished with this
8 today.

9 Are we finished?

10 MR. NASTRE: Yes, we are.

11 MR. PAROLA: The meeting is
12 closed sine die.

13 (Time noted: 10:40 a.m.)
14
15
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CERTIFICATION

I, DENISE MANTEKAS, 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 September,
2017.

DENISE MANTEKAS

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