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NOTICE OF PUBLIC HEARING
IN THE MATTER OF RENAISSANCE
DOWNTOWNS URBANAMERICA, LLC
-----x

350 Front Street
Hempstead, New York
May 12, 2016
9:30 a.m.

B E F O R E:
FREDERICK PAROLA, Executive Director, CEO
EDITH LONGO, Deputy Executive Director, CFO
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

ALSO PRESENT:
John E. Ryan, Agency Counsel

1
2 MR. PAROLA: It's 9:32. We are
3 right on time. I will read the
4 public notice and then I'm going to
5 ask Dan Deegan, representing the
6 developer, to come forward and make
7 his presentation.

8 "NOTICE IS HEREBY GIVEN that a
9 public hearing pursuant to title 1
10 of Article 18-A of the New York
11 state General Municipal Law will be
12 held by the Town of Hempstead
13 Industrial Development Agency ("the
14 Agency") on the 12th day of May,
15 2016, at 9:30 a.m., local time, at
16 Town of Hempstead, Town Meeting
17 Pavilion, Town Hall Plaza, 1
18 Washington Street, Hempstead, New
19 York in connection with the
20 following matters:

21 Renaissance Downtowns
22 UrbanAmerica LLC, a New York limited
23 liability company, on behalf of
24 itself and/or the principals of
25 Renaissance Downtowns UrbanAmerica,

1
2 LLC and/or an entity formed or to be
3 formed on behalf of the foregoing
4 (the "Company"), has applied to the
5 Town of Hempstead Industrial
6 Development Agency (the "Agency") to
7 enter into a transaction in which
8 the Agency will assist in the
9 acquisition of two tax parcels
10 (Section 34, Block 340, Lots 316 and
11 319) totaling approximately 7.2
12 acres of land located at the
13 northwest corner of the intersection
14 of Washington and Front Street in
15 the village of Hempstead, Town of
16 Hempstead, Nassau County, New York
17 (the "Land"), the construction and
18 equipping of two 5-storey
19 residential buildings with
20 approximately 336 apartment units
21 totaling approximately 350,000
22 square feet (28 studio units, 234
23 one bedroom units and 77 two bedroom
24 units) located thereon, and the
25 renovation of an existing 3-level

1 parking structure located thereon
2 (the "Improvements" and "Equipment";

3 And, together with the Land,
4 the "Facility"), to be used by the
5 Company as a multi-family rental
6 apartment complex. The Facility
7 will be initially owned, operated
8 and/or managed by the Company.
9

10 The Agency contemplates that it
11 will provide financial assistance to
12 the Company in the form of
13 exemptions from mortgage recording
14 taxes in connection with the
15 financing or any subsequent
16 refinancing of the Facility,
17 exemptions from sales and use taxes
18 and abatement of real property
19 taxes, consistent with the policies
20 of the Agency.

21 A representative of the Agency
22 will, at the above-stated time and
23 place, hear and accept written
24 comments from all persons with views
25 in favor of or opposed to either the

1
2 proposed financial assistance to the
3 Company or the location or nature of
4 the Facility. At the hearing, all
5 persons will have the opportunity to
6 review the application for financial
7 assistance filed by the Company with
8 the Agency and an analysis of the
9 costs and benefits of the proposed
10 Facility."

11 MR. DEEGAN: Good morning. My
12 name is Dan Deegan. I'm with the
13 Law Firm of Forchelli, Curto &
14 Deegan in Uniondale. I'm the
15 attorney for the applicant,
16 Renaissance Downtown, LLC.

17 I want to thank the staff of
18 the IDA for conducting this hearing.
19 We appreciate the opportunity to be
20 heard and make clear to the IDA and
21 the public the benefits of this
22 project.

23 The applicant here is
24 Renaissance Downtowns UrbanAmerica,
25 LLC. That's a partnership that's

1
2 comprised of three different
3 companies. We have Renaissance
4 Downtowns. Don Monti is the CEO.
5 They have completed over 80 projects
6 and are the master developer in
7 several municipalities. We have RXR
8 Realty with Scott Rechler and Mike
9 Maturo at the helm. Seth Pinsky who
10 is the executive vice president is
11 here today. RXR is a well-known
12 entity in these parts. They've
13 developed and managed over 23
14 million square feet of development.
15 Finally we have UrbanAmerica, which
16 is headed up by Richmond McCoy.
17 UrbanAmerica is one of the largest
18 African-American developers in the
19 country.

20 Renaissance and RXR together
21 have been named master developer for
22 10.7 million square feet of new
23 development that is currently under
24 way and by several other
25 municipalities for major development

1
2 projects in the region, including
3 Huntington Station and Riverside and
4 Southampton here on Long Island.

5 This application to the IDA is
6 for what is known as the Phase 1
7 project, which is the catalyst for a
8 2.5 billion dollar redevelopment
9 opportunity for the Village of
10 Hempstead and for the region. It is
11 a downtown transit oriented
12 development on the corner of
13 Washington and Front Street right
14 across the street from where we are
15 standing right now. It's important
16 to note, and we're going to hear it
17 throughout the presentation, that
18 this is a property that has been off
19 tax rolls for over 50 years. It's
20 historically been owned by the
21 Village.

22 This Phase 1 project consists
23 of a brand new construction
24 multifamily apartment building and
25 also the renovation, \$2 million

1
2 renovation, of the existing parking
3 garage, which has fallen into
4 disrepair, which is located on the
5 site. The project will create 891
6 full-time construction jobs and
7 ultimately 11 permanent jobs. And
8 we're talking about just Phase 1
9 development at this point, which is
10 the project before this Board at
11 this point.

12 As you will hear, this Phase 1
13 project has been fully vetted. It's
14 gone through an extensive procedural
15 process. All impacts have been
16 evaluated at the Village and County
17 level, including traffic impacts,
18 sewers, school district, municipal
19 services. Based on that, the
20 Planning Board has issued a site
21 plan, and a site plan approval is
22 now in place. Additionally, a
23 building permit has now been issued.
24 This project is ready to go. The
25 Phase 1 project alone as approved by

1
2 the Village and County represents
3 over \$850 million in positive
4 economic development impact to the
5 Village. You'll hear more on that
6 later in our presentation. The only
7 thing left now to make this a reality
8 is the IDA's assistance and there
9 will be a shovel in the ground.

10 So let's talk about it. Why is
11 this Phase 1 project so important?
12 It represents the first phase of the
13 long awaited Hempstead Village
14 Revitalization Plan. As everyone
15 here knows, there's been a 50-year
16 cycle of disinvestment in the
17 Village of Downtown. This has
18 resulted in one third of the
19 properties currently being off the
20 tax rolls, the highest unemployment
21 rate in Nassau County, physical
22 blight, 30 percent graduate rate in
23 schools, increased crime and
24 depressed property values. That's
25 the last 50 years of where we stand

1
2 today. The only cure for these
3 conditions is jobs and economic
4 developing. There have been ten
5 years of effort by Village Board
6 meetings leading to today. These
7 efforts have included over 250
8 meetings with the public and the
9 various stakeholders, over 250
10 meetings.

11 It began with the process that
12 lead to the Village's adoption of
13 the Comprehensive Plan in 2008.
14 That Comprehensive Plan created the
15 blueprint for the revitalization of
16 the Village and its downtown. It
17 called for a mixed use development
18 of the underutilized Village parking
19 lot. Once adopted, the Village in
20 order to implement the Comprehensive
21 Plan, issued a request for proposal
22 to select a master developer. After
23 a competitive process, the Village
24 Board through unanimous vote and
25 bipartisan vote selected the

1
2 applicant Renaissance Downtowns
3 UrbanAmerica to be their master
4 developer and entered into a Master
5 Developer Agreement with the
6 developer in 2012. Thereafter, as
7 called for in the MDA, Master
8 Developer Agreement, a downtown
9 Overlay Zone was adopted in July of
10 2012. That Overlay Zone was adopted
11 to implement the Comprehensive Plan.
12 It's a form based code that is the
13 model for smart growth principles
14 and incentivizes downtown property
15 owners to collaborate and to give
16 effect to the Village's vision. It
17 was lauded by the Nassau County
18 Planning Commission as "a
19 groundbreaking zoning district" that
20 should serve as a template for other
21 communities that wish to
22 reinvigorate and reimagine their
23 downtowns.

24 Thereafter, also as called for
25 in the Master Development Agreement,

1
2 the Village negotiated and adopted a
3 Community Benefits Agreement and
4 associated community benefit
5 policies. These policies require
6 that all construction under the new
7 downtown Overlay Zone target
8 25 percent of the construction jobs
9 for Village residents, 25 percent of
10 the permanent jobs to be created in
11 the project and the downtown for
12 Village residents, and 25 percent of
13 the construction contracts who
14 otherwise would be targeted to build
15 businesses. This is an
16 unprecedented Community Benefit
17 Agreement. And then it is baked
18 into the zoning code, meaning that
19 by law, in order to build under this
20 project, the Phase 1 project, is
21 bound by this. They have to comply
22 with the Community Benefits
23 Agreement.

24 As a result of these efforts,
25 the Village's Downtown

1
2 Revitalization Plan has now been
3 designated as a transformative
4 project by the New York State
5 Economic Development Council. It's
6 been designated as a project of
7 regional significance by the Long
8 Island Regional Plan Council. It
9 was described as vital to the
10 region's application for federal
11 grant money by the Long Island
12 Regional Economic development
13 Council. These are major
14 designations that this downtown
15 project have received.

16 There is now an additional
17 urgency to this application before
18 the IDA Board not only because of
19 the high level of unemployment in
20 the Village, but because of a recent
21 spending development that the Board
22 is well aware of at this point. The
23 Village is in a position to
24 potentially garner a \$10 million
25 grant that was just announced by New

1
2 York State. The State just held a
3 meeting at Hofstra University this
4 past Monday, and it looks like
5 there's gonna be a lot of
6 competition from Nassau County
7 municipalities and Suffolk County
8 municipalities for the Long Island
9 region. The deadline for this
10 application is May 20th, which is
11 two days after the scheduled vote of
12 this IDA Board. This grant -- and
13 there is no more deserving community
14 anywhere on Long Island than the
15 Village of Hempstead -- which has
16 been disinvested and disenfranchised
17 for over 50 years, is all about job
18 training and job creation. It's
19 imperative that we as a team keep
20 this agreement in Nassau County and
21 not go elsewhere. There is no
22 community in Nassau County or
23 Suffolk County that comes anywhere
24 close to the Village of Hempstead
25 for the potential creation of this

1
2 number of jobs and this amount of
3 economic development activity. But
4 to qualify in this competition, the
5 Village must be moving forward with
6 actual development. And the Phase 1
7 project is the only shovel ready
8 project. It's the culmination of
9 ten years of effort that have been
10 brought to this point. All we need
11 now is for this IDA Board to grant
12 financial assistance to this
13 deserving project to achieve all
14 these federal benefits that the
15 Village has worked for and now
16 deserves. There is tremendous
17 support in the Village for this
18 Phase 1 project and many of those
19 supporters are here today.

20 I want to submit for the record
21 the following letters of support
22 from organizations that represent
23 literally tens of thousands of
24 members. I have the letters here,
25 which I'll hand up to the reporter.

1
2 MR. RYAN: Mr. Deegan, how
3 would you like them marked,
4 collectively or individually.

5 MR. DEEGAN: I think
6 individually. I would say
7 individually.

8 MR. RYAN: Thank you.

9 MR. DEEGAN: They are very
10 significant documents. I'm going to
11 now read them into the record, you
12 know, just to get a flavor for the
13 Board the letters we received in
14 support.

15 We have letters from the
16 Hempstead Promise Neighborhoods,
17 from the African American Museum,
18 from ABBA Leadership, the Village of
19 Hempstead Chamber of Commerce,
20 Vision Long Island, the Long Island
21 Hispanic Soccer Federation, the New
22 York State Association of Black
23 Women Owned Enterprises, Hempstead
24 Six, Renew Hempstead, the Long
25 Island Builders Institute, the Long

1
2 Island Building Trades, the NAACP,
3 the Long Island Caribbean American
4 Association, the Long Island
5 Development Corporation, the Long
6 Island Business Council, the
7 Salvadorian Civic Association of
8 Hempstead, the Long Island African
9 American Chamber of Commerce, the
10 Immigrant Center for Empowerment and
11 Training, South Asians for
12 Empowerment.

13 In the past, there has been
14 criticism of IDA PILOTS in the
15 Village of Hempstead.

16 MR. RYAN: Before you go on,
17 you want those to be marked as --

18 MR. DEEGAN: Applicant's 1
19 through --

20 MR. RYAN: 1 through whatever
21 the number is then.

22 MR. DEEGAN: Yes.

23 MR. RYAN: Okay. Thank you.

24 MR. DEEGAN: In the past, there
25 has been criticism of IDA PILOTS in

1
2 the Village, but there are important
3 factors that distinguish the current
4 application. In the past, the
5 PILOTs in the Village on many
6 occasions have reduced the taxes for
7 existing buildings. But this Phase
8 1 site is turning off tax rolls and
9 currently produces zero taxes. And
10 historically, that's been the case.
11 This project is of new construction.
12 All monies paid under a PILOT are
13 met through revenues to the tax
14 jurisdictions. Likewise, which is
15 very significant, there's been a new
16 state law that's been enacted which
17 has given the Village through its
18 four appointees of the Board a seat
19 at the table, meaning the Village
20 and its representatives now have a
21 legal seat at the table and vote on
22 applications that come before the
23 Hempstead IDA, and we want to thank
24 Madam Deputy Speaker for that.

25 We read all about the

1
2 desirability and success of new
3 transit oriented development taking
4 place in Rockville Centre, Great
5 Neck, Mineola, Farmingdale and
6 across Long Island. These
7 communities' reputations of
8 successful downtowns are reported in
9 Newsday constantly and cause for
10 celebration, but those projects and
11 successes would not be possible
12 without the IDA's help on those
13 instances.

14 I'd like to submit to the IDA
15 Board as an exhibit a list of 35
16 residential projects, multi-company
17 projects on Long Island that have
18 received IDA financial assistance of
19 PILOTs since 2009. There is a
20 partial list of records and news
21 reports. I'd note that 14 of these
22 projects were actually used by the
23 Town of Hempstead IDA Board. It's
24 clear that every one of these
25 projects required the IDA's

1
2 assistance or they would not have
3 been built. These are the projects
4 that other communities count as
5 successes.

6 Let me hand them in.

7 MR. RYAN: They will be next in
8 sequence.

9 MR. DEEGAN: Similar to those
10 projects, the assistance that we are
11 seeking is a mortgage recording tax
12 exemption, a sales tax exemption on
13 construction materials as part of
14 this project and a 20-year
15 beneficial PILOT agreement. We're
16 asking for a final approval
17 resolution at the May 18th meeting
18 and implore the IDA Board to grant
19 the request of financial assistance.
20 The timing is even more crucial
21 given the state grant. Please give
22 the Village the chance to enjoy the
23 economic development and success the
24 same way other communities in this
25 town and across Long Island are now

1
2 enjoying. There is no community
3 more deserving than Hempstead
4 Village.

5 I want to address, because it's
6 been an issue in the public from
7 some detractors, and I say this
8 regarding the school district,
9 detractors of these Village efforts
10 to date and with regard to the Phase
11 1 have pointed to the overcrowding
12 and other issues in the school
13 districts as a reason to oppose this
14 Project; however, this Phase 1
15 project and the downtown
16 revitalization efforts as a whole
17 are not the cause of these
18 longstanding problems. They are
19 rather the solution. Similar
20 concerns were raised in other
21 communities when presented with
22 similar downtown transit oriented
23 development projects, multi-company
24 projects. In the end, those
25 companies embraced those projects as

1
2 a way to grow the tax base with
3 minimum school-aged children,
4 thereby relieving the tax burden to
5 the rest of the community.

6 The Phase 1 project has been
7 designed with a unit type and size
8 that would minimize the number of
9 the school-aged children which are
10 in the building. The Hempstead
11 School District was contacted during
12 the zoning process to determine the
13 enrollment trend and capacity for
14 the additional students. The
15 findings by the lead agency found
16 that no additional study was needed.
17 We're expecting a maximum of nine
18 school-aged children to be generated
19 at full lease up.

20 The Mill Creek Project at 303
21 Main Street in the Village, also a
22 recent attempt as an IDA project,
23 has units that are 25 percent larger
24 than the Phase Project we're now
25 proposing. Recent inquiry to the

1 owners of that facility have
2 indicated that there were four
3 school-aged children in 166 units.
4 Of those four children, not one is
5 enrolled in the Hempstead School
6 District. As such, despite the fact
7 that our project has unit sizes
8 significantly smaller than the Mill
9 Creek project, we would expect less
10 school-aged children to be
11 generated; however, even if we use
12 the 303 Main Street as a comparable
13 model for the Phase 1 project, the
14 Phase 1 project would generate
15 approximately 8.4 children,
16 school-aged children. Even at that
17 calculation, it's not clear how many
18 of those 8.4 children or nine
19 children would actually attend in
20 the school district.
21

22 Finally, in an effort to update
23 and confirm these projections, in
24 April of 2016, which was just last
25 month, an additional study was

1
2 commissioned, which was performed by
3 the well respected urban planning
4 firm of WXY Urban Planners. They
5 are noted experts in this field and
6 have utilized the latest data and
7 surveys to come up with their
8 findings. That report, which I'm
9 going to hand in for the record,
10 projects a maximum of nine
11 school-aged children from the Phase
12 1 project. This maximum of nine
13 school-aged children will be phased
14 in over the 30-month lease up
15 period. That translates into less
16 than four school-aged students in
17 the first year and four in the
18 second year. Over that period,
19 other development projects in the
20 Village will start coming on line
21 and being processed, building up the
22 tax base of the Village. The Phase
23 1 project is part of the solution to
24 the school district's issues, not
25 the cause. The tax revenue for the

1
2 downtown revitalization project is
3 projected to be \$70 million a year
4 at full build out. Even with the
5 PILOT Agreement in place, 65 percent
6 of that \$70 million is earmarked for
7 the school district. This model has
8 been embraced by successful
9 communities across Long Island,
10 including the Village's neighbors,
11 and it's time for the Village to
12 join in that success.

13 There were three letters of
14 opposition submitted by Bill Sammon
15 at the initial presentation that we
16 made to the Board. One was
17 Councilwoman Goosby, one from Don
18 Ryan and one from Bill Sammon
19 himself.

20 I'd like to also submit for the
21 record a letter from the Renaissance
22 Downtown Vice President and
23 Hempstead Project Manager Shawn
24 McLean in response to some of the
25 issues raised for the record.

1
2 Even more importantly, the well
3 known and respected planning and
4 environment consulting firm of
5 Nelson, Pope & Voorhis, one of Long
6 Island's premiere environment
7 planning firms, performed an
8 extensive generic environmental
9 impact statement in 2012 analyzing
10 every aspect of the project
11 including, but not limited to,
12 traffic and parking, schools and
13 community services, water and
14 sewers, infrastructure, shadow
15 studies, historic preservation,
16 police impacts, fire impacts and
17 other project elements. This GEIS
18 was vetted through informational
19 meetings and public hearings, and on
20 July 3rd, 2012 was formally adopted
21 by the Village Board allowing for
22 the adoption of the new Overlay
23 Zone. It's obvious that there are
24 now some people who have decided to
25 take a look at these issues and

1
2 request these documents.

3 Now I'd like to introduce Mr.
4 Chick Voorhis, a partner in the firm
5 of Nelson, Pope & Voorhis, one of
6 the most respected environmental
7 consulting firms in the tri-state
8 area. I'd like him to make a quick
9 presentation.

10 MR. PAROLA: Please spell your
11 name, Mr. Voorhis.

12 MR. VOORHIS: Good morning.
13 For the record, my name is Charles,
14 nickname Chick, Voorhis,
15 V-O-O-R-H-I-S. I thank you for
16 hearing our application this
17 morning. My firm is located in
18 Melville, New York. I am the
19 managing partner of Nelson, Pope &
20 Voorhis.

21 We are an environmental and
22 planning company with the expertise
23 in the preparation of environmental
24 impact statements for municipal code
25 implementation, including form based

1 zoning for downtown revitalization.
2 Our firm provides services to
3 municipalities and private
4 industries throughout Long Island
5 and the lower Hudson Valley. I am a
6 certified environmental professional
7 and a member of the American
8 Institute of Certified Planners.
9 I've been practicing environmental
10 planning and consulting in the
11 tri-state region for 39 years.
12 Mr. Deegan has my CV that he will
13 hand up for the record as well.

14 As Dan mentioned, our firm
15 prepared the generic environmental
16 impact statement, including the
17 draft and final GEIS that were used
18 by the Village of Hempstead for the
19 preparation of the statement of
20 funding and the decision to approve
21 the Downtown Overlay Zones in 2012.
22 I'm very proud to say and let you
23 know that Nassau County Planning
24 wrote a letter to the Village
25

1
2 indicating that this was a model
3 GEIS process for the implementation
4 of revitalization zoning. Our firm
5 also prepared further environmental
6 analysis for the Phase 1 project as
7 required by the findings and the
8 GEIS. These studies included
9 extensive analysis and documentation
10 of all aspects of the environment,
11 including all the subjects that Dan
12 had just mentioned in his
13 presentation. These studies were
14 prepared by my firm and extensively
15 reviewed by consultants on behalf of
16 the Village of Hempstead, including
17 well respected firms BFJ and VHB.

18 Through my profession, I attend
19 planning conferences and review
20 professional journals that all
21 support mixed use transit oriented
22 development as a means to promote
23 downtown revitalizations. The
24 downtown Overlay Zone put in place
25 by the Village of Hempstead will

1
2 accomplish this, and the Phase 1
3 development is the first step.

4 I have reviewed the letters
5 submitted by Mr. Don Ryan, Mr. Bill
6 Sammon, and Councilwoman Dorothy
7 Goosby, and I hereby submit for the
8 record my responses prepared in
9 coordination with Renaissance
10 Downtown to each and every statement
11 made in those letters. My
12 submission entitled Community Driven
13 Transformative Redevelopment
14 explains the myths and facts of each
15 of the points of these three
16 previously mentioned letters that
17 you have received. I further
18 indicate to you that the statements
19 contained in those letters are false
20 and baseless for the reasons
21 contained in my response.

22 It is critical to understand
23 the planning principals that
24 accomplish downtown revitalization
25 and vibrancy through occupancy, job

1
2 creation, redevelopment of
3 underutilized properties and the
4 benefits that accrue from this type
5 of development. And all of these
6 were supported and studied
7 extensively through the GEIS
8 process. I'll hand that up and
9 thank you for your consideration.

10 MR. PAROLA: Thank you, Mr.
11 Voorhis.

12 MR. DEEGAN: Also for the
13 record, I submitted Mr. Voorhis' CV
14 for the Board.

15 I would next like to introduce
16 Mr. Seth Pinsky who is the executive
17 vice president of RXR.

18 MR. PAROLA: If you could spell
19 your last name, Mr. Pinsky, and give
20 your address.

21 MR. PINSKY: Sure. Seth
22 Pinsky, S-E-T-H, P-I-N-S-K-Y. RXR
23 Realty located at RXR Plaza in
24 Uniondale.

25 My name is Seth Pinsky. I'm an

1
2 executive vice president at RXR
3 Realty and have worked closely with
4 our partners at RDUU on the master
5 development of the Village of
6 Hempstead. It's a pleasure to
7 testify here this morning.

8 As many of you know, RXR and
9 its CEO, Scott Rechler, have deep
10 roots here in Nassau County. Today,
11 RXR, which was formed by the
12 ex-management team of REX almost ten
13 years ago owns approximately 3.7
14 million square feet of office space
15 in Nassau County, including our
16 headquarters, which is about three
17 miles from the Village. In other
18 words, the project about which I am
19 testifying today is literally in our
20 backyard, a place which all of us
21 care very deeply.

22 As a sign of this commitment,
23 when I joined RXR in 2013, the very
24 first place that Scott asked me to
25 visit was the Village. He sent me

1
2 there both because of his strong
3 belief about the future and the fact
4 that our region depended on the
5 revival of our suburban downtown,
6 but more particularly because of the
7 passion that he has for our
8 redevelopment project in the
9 Village. Upon visiting the Village,
10 what I found was not unfamiliar to
11 me. The reason for this is that
12 prior to joining RXR, I had spent
13 ten years working in economic
14 development in New York City for
15 Mayor Michael Bloomberg.

16 Among my roles under Mayor
17 Bloomberg were a five-year stint as
18 president of the New York City
19 Economic Development Corporation and
20 chairman of the New York City
21 Industrial Development Agency. In
22 those roles, I saw how neighborhoods
23 can be turned around, not only
24 bringing in new businesses and
25 people, but also helping those who

1
2 are already there by creating new
3 jobs and services.

4 Based on this, I am firmly
5 convinced that the Village of
6 Hempstead is on the brink of a
7 turning point in its history. After
8 all, the Village is a community
9 filled with people striving to
10 better themselves.

11 Meanwhile, the leadership of
12 the Village, after nearly a decade
13 of hard work, including five years
14 in partnership with RDU, has
15 enacted a blueprint for success that
16 is literally ready to launch, a
17 blueprint that is ultimately
18 expected to create 12,000
19 construction jobs and 6,000
20 permanent jobs, 25 percent of which
21 are to be targeted to local
22 residents and contractors. That's
23 18,000 construction and permanent
24 jobs in a Village that desperately
25 needs every one of them. And the

1
2 good news, the blueprint has already
3 begun to yield tangible results.

4 Thanks to the blueprint, RDU
5 has already invested some \$12
6 million into the Village for
7 redevelopment. Thanks to the
8 blueprint, the Village has secured
9 \$25 million in new sewer funding.
10 And thanks to the blueprint, the
11 Village is now well positioned to
12 win a statewide competition launched
13 by Governor Cuomo that will award up
14 to \$10 million to one downtown in
15 each of ten regions across the
16 state, including Long Island.
17 However, what is critical if
18 Hempstead hopes to win the
19 governor's competition and what is
20 critical more generally if the
21 Village is to secure all of the
22 implemented tax revenue, new jobs,
23 new housing, and business activity
24 associated with the redevelopment
25 plan is for the Village to get the

1 first project in the ground. And to
2 get the first project in the ground,
3 there is one more piece that needs
4 to fall into place, the benefits
5 that RDU A is requesting from the
6 Town of Hempstead IDA, incidentally,
7 on property as Dan mentioned that
8 has historically generated no tax
9 revenue.
10

11 As we have seen across Long
12 Island, from Rockville Centre to
13 Great Neck, new multi-family
14 development of the type proposed in
15 our first phase rarely, if ever,
16 occurs without these benefits. The
17 reason for this is simple, namely,
18 the economics of such projects are
19 otherwise too challenging. This has
20 implicitly been acknowledged by the
21 Hempstead IDA when it's reported
22 PILOTs to process in other areas
23 under its jurisdiction. Clearly,
24 the case for such PILOTs in more
25 disadvantaged areas such as the

Village is only more compelling.

Put simply, in a community such as the Village where little private development has occurred in decades catalyzing just the first phase of development with its \$100 million in private investments, 336 new housing units and nine hundred plus jobs would be extraordinarily meaningful; however, when one layers on top of this, on top of this first phase, the waves of investment that it will unleash, not only will this PILOT be meaningful, it will be transformative, more than paying for itself over time out of the \$2.5 billion in economic impact that is expected to unlock.

Today, Hempstead has a real opportunity before it. All of the ingredients are in place for success, great human capital, a local government that has adopted pro growth policies and put in place

1
2 the largest approved redevelopment
3 plan for a downtown in Long Island's
4 history and private capital that is
5 ready to be deployed. Only one more
6 piece needs to fall into place. I
7 hope that as it has done for so many
8 other properties across Hempstead,
9 the Town of Hempstead IDA will come
10 through for the Village, choosing to
11 support Phase 1 of the Village's
12 redevelopment plan. Doing so, I
13 believe will send a powerful signal
14 that both the Town and Village are
15 open for business and ready for
16 investment. Thank you.

17 MR. DEEGAN: I would like to
18 invite Mayor Wayne Hall. He would
19 like to say a few words.

20 MR. HALL: Good morning.

21 MR. PAROLA: Good morning,
22 Mayor.

23 MR. HALL: For over ten years,
24 since I've been elected -- well,
25 I've been elected 11 years -- I've

1
2 been working to redevelop the
3 downtown area in Hempstead when I
4 was a trustee on the Board back in
5 1999. The previous administration
6 was also trying to do some
7 reconstruction of the downtown. For
8 some reason, it just never happened.
9 We always seem to go into a false
10 start.

11 When I first took office, I
12 knew that we had to do something
13 different, something different. We
14 had to give the residents in this
15 Village some hope. I felt that I
16 had to think outside of the box, do
17 something different, and knowing if
18 you think outside the box and if it
19 goes against what people think,
20 you're gonna get a lot of
21 opposition. But it was my vision
22 that I wanted to make Hempstead that
23 destination point where people would
24 want to come and live.

25 In the last year or two, our

1
2 crime rate has dropped over
3 30 percent, and our Village police
4 force is doing a great job. Also,
5 with this redevelopment, that's
6 going to create over 18,000 jobs.
7 And also, with a Community Benefit
8 Agreement, that's going to give our
9 residents 25 percent of the jobs,
10 women and minority, contractors 25
11 percent of the jobs.

12 Just going to a sidebar here,
13 some of the elected's that gave you
14 a letter of opposition are the ones
15 that are sending residents to Mr.
16 Benjamin, who is in charge of
17 signing people up for the potential
18 jobs, sending hundreds of people,
19 residents in our Village, to him for
20 this job. So to me, it was kind of
21 a contradiction.

22 But this redevelopment is going
23 to bring hope to our Village. It's
24 going to bring the benefits.
25 Because right now, that land is not

1
2 giving any revenue to the Village of
3 Hempstead. As I said earlier, we
4 have created a Community Benefit
5 Agreement for our residents. We are
6 also in line for a \$10 million
7 grant. I'm not saying that we are
8 gonna win the grant, but we are in
9 line. If the IDA approves this
10 PILOT, we will have the potential of
11 a \$10 million grant that will give
12 job training for our residents.

13 If you ride around our Village,
14 you see many people just standing
15 around doing nothing. For some
16 people in the downtown area, they're
17 falling down because there's no
18 hope. They have nowhere to go.
19 They have no job training.
20 Unfortunately, in our Village, our
21 young people have gotten themselves
22 in trouble with the law. And when
23 they do come back from being
24 incarcerated, they can't get a job.
25 With this job, we are going to give

1
2 those folks a second chance. It's
3 important that the IDA approves this
4 PILOT.

5 I know you're thinking well,
6 you know, Mr. Mayor, you've been
7 here before protesting PILOTS. But
8 this is a different type of PILOT
9 that you are given. This is the
10 PILOT that is going to guarantee the
11 jobs for our residents. The other
12 PILOTS that you have given were
13 PILOTS that were already on the tax
14 roll, paying full taxes, and then
15 all of a sudden they get taken off
16 and had no potential of giving jobs
17 or creating jobs.

18 So I'm asking that the IDA
19 Board give us the same opportunity
20 that you have given many, that you
21 have given Rockville Centre the same
22 financial assistance, that you have
23 given to those villages. Because we
24 so desperately need to get our
25 residents jobs, and this is the hope

1
2 that we need for the Village of
3 Hempstead.

4 I also want to thank our deputy
5 speaker for passing legislation up
6 in Albany that now gives four of our
7 residents representation on the IDA
8 Board.

9 So again, we are asking that
10 this PILOT be approved so that we
11 can go on and bring hope to our
12 residents in the Village of
13 Hempstead. This is a win, win for
14 the Village of Hempstead. Thank
15 you.

16 MR. PAROLA: Thank you.

17 MR. DEEGAN: I would like to
18 invite Mr. Dennis Jones who is the
19 president of the Hempstead Chamber
20 of Commerce to come up and speak.

21 MR. PAROLA: Mr. Jones, can you
22 give your address?

23 MR. JONES: My address is 11
24 Circle Drive in Hempstead.

25 MR. PAROLA: Thank you.

1
2 MR. JONES: Good morning. As
3 the president of the Chamber of
4 Commerce, what that means is that we
5 look to the economic advancement of
6 the Village and its surroundings.
7 And we represent largely the
8 businesses that come in, the
9 organizations that exist and even
10 the residents that join the chamber.

11 What we have here is a
12 potential to see much needed
13 economic development growth in our
14 area. Currently, the State of
15 Hempstead's business industry is
16 really largely restaurants. There's
17 not too many shops where people can
18 go and buy different things, and we
19 believe that this economic
20 development will bring that.

21 Over the last several years,
22 we've seen sparks of new businesses
23 come in. But recently, we've been
24 seeing businesses leaving. The lack
25 of interest of the volume of our

1
2 businesses have caused a lot of
3 those businesses to fail. So what
4 you see currently doesn't do
5 anything to stop the loss of nearly
6 \$350 million that leaves Hempstead
7 every year. That money is owed to
8 Hempstead. That money should be in
9 Hempstead. And that money should
10 generate in Hempstead, but we see it
11 going to Garden City, Mineola,
12 Queens or wherever.

13 What would happen with this
14 developing project is it will surely
15 catapult Hempstead into a new era.
16 We are changing our community. We
17 are a community that needs to take a
18 serious hold of our future. Our
19 young people have nothing to do,
20 nowhere to go, no economic future.
21 We need economic development to
22 bring on desirable businesses, jobs,
23 and a better quality of life for
24 Hempstead.

25 Many people will oppose this

1
2 development for whatever reason, but
3 we're seeing more and more young
4 people involved in this development
5 project and how this is going to be
6 played out. Our Hempstead Six
7 Project is mainly young people,
8 young people from the high school,
9 young people from the community that
10 are looking for a potential to see
11 something change in Hempstead.
12 Hempstead has great history. It has
13 great history, but our future is
14 what is bleak right now. This
15 economic development will lead a
16 charge in bringing industries of
17 business into Hempstead businesses
18 that we can thrive off of other than
19 just a restaurant.

20 We are changing culturally
21 every day. Every day we have
22 different people coming into
23 Hempstead. But the survival rate of
24 those businesses need volume. We
25 have businesses that have been in

1
2 Hempstead for years that are failing
3 now. If you stand on the corner of
4 Fulton and Main Street, there is a
5 children's store. You can probably
6 count on your one hand the amount of
7 people that go in that store. What
8 are we gonna do to that owner that
9 has been there for that many years?
10 Are we gonna just say that we're not
11 gonna do any kind of development so
12 we can bring you some more business?
13 And what does that business do for
14 the business that's next door? So
15 what we have to look for is how
16 we're going to change that.

17 For years, there's probably
18 been property on the helm that never
19 made it through. But this project
20 has a vibrancy to it. It has
21 something that will bring others to
22 share in what Hempstead is all
23 about, the diversity, the community,
24 and the future of our children. So
25 I thank you and I ask you to please

1
2 vote for this IDA PILOT so that we
3 can now move forward with the first
4 phase of the development. Thank
5 you.

6 MR. PAROLA: Thank you.

7 MR. DEEGAN: I'd next like to
8 call Dr. Martin Cantor, a highly
9 respected Long Island economist who
10 has performed several studies with
11 respect to the economic impact of
12 this project and the benefits of
13 PILOT programs and what it can mean
14 to a community like this.

15 MR. CANTOR: Thank you all. My
16 name is Martin Cantor. I'm from the
17 Long Island Center for Social
18 Economic Policy. I serve as Suffolk
19 County Economic Development
20 Commissioner, Vice Chair of the
21 Suffolk County Industrial
22 Development Agency, chief economist
23 for the New York State Assembly
24 Subcommittee on Long Island Economy.
25 I was assistant principal of

1
2 economics at Dowling College. I've
3 done several studies, as well as
4 grant PILOT programs for businesses
5 on Long Island.

6 I'd like to discuss with you
7 what it really means for a community
8 like the Village of Hempstead. The
9 president of the Chamber of Commerce
10 really summed up what it means for
11 business and people here, but let me
12 fill in the pieces that will enhance
13 his comments. What this means for
14 the Village is jobs, plenty of jobs.
15 It also means expanding economic
16 base of the Village, which has not
17 happened in decades. The
18 opportunity to create 12,000
19 construction jobs and 6,000
20 permanent jobs and careers will
21 bring that economic volume back to
22 the Village.

23 All of this, however, hinders
24 on a PILOT. And it comes down to
25 this. It's a PILOT or nothing, and

1 I'll tell you why. There have been,
2 according to this developer, 37
3 major equity sources who have walked
4 through this Village to try to
5 attract them to invest capital in
6 this Village. Every one of those 37
7 equity sources said no. Just think
8 of it, 37 people. Just think if you
9 were going for a mortgage. You
10 found a house that you want. You go
11 to the bank and the bank says no.
12 How do you feel? You're left
13 without any recourse. That's what
14 is happening to this Village. 37
15 sources of equity have said no.
16 Without this PILOT being adopted, a
17 clear message is also going to be
18 sent to potential investors about
19 the Village of Hempstead that the
20 Village of Hempstead is not serious
21 about attracting business. It's not
22 serious about turning itself around.
23 And that can't happen without the
24 PILOT, and PILOTs are not that
25

1
2 difficult to get or not unusual for
3 the Village of Hempstead.

4 Virtually, every major project
5 on Long Island today has a PILOT.
6 Major residential activity has a
7 pilot, whether it be Rockville
8 Centre, Wyandanch. We've seen that
9 Great Neck, Mineola, Ronkonkoma, the
10 Patchogue revitalization, they've
11 all been done with PILOTs. And you
12 can go and look at what's been going
13 on in Long Island and they all have
14 PILOTs. They're essential. In
15 fact, I'm going to resubmit what Dan
16 Deegan has submitted, the 35
17 communities on Long Island,
18 residential communities who have
19 received PILOTs, 14 of which have
20 been granted by the Town of
21 Hempstead Industrial Development
22 Agency. This project of all of
23 those projects is the most
24 important, the most impactful
25 economic development project ever

1
2 brought forward by any municipality
3 in the region.

4 Let me tell you some of the
5 things that could happen in this
6 community if this project goes under
7 way. Year one of Phase 1 will have
8 900 construction jobs, 672,000 new
9 property taxes, and \$182 million in
10 new economic activity. Year one
11 through year three, 4800
12 construction jobs will have been
13 created, 4 million in new property
14 taxes and 673 million in economic
15 activity. Just think of that. The
16 Hempstead School Board is now posed
17 to approve a budget which will cut
18 jobs and increase class sizes
19 without any new economic activity
20 and new property taxes. That strain
21 will continue. And through year ten
22 of this project with the full bottom
23 out, there will be 12,000
24 construction jobs created, 6,000
25 permanent jobs in this community, 70

1 million through property taxes, 4
2 billion of total economic activity,
3 2.5 billion of direct and recurring,
4 and 1.5 billion of secondary
5 economic activity. But most
6 important, as I've mentioned before,
7 is that all of this will increase
8 the economic base of Hempstead by
9 28 percent. Just think of it, 28
10 percent. They will have customers
11 coming into their stores because of
12 that expanded economic base. And
13 I'll tell you something else.
14 There's very few communities in this
15 country, if you do all the readings,
16 that wouldn't embrace a 2.5 billion
17 economic development project,
18 especially with a Community Benefits
19 Program that ensures that residents
20 and contractors can access jobs and
21 economic development that this
22 project will generate.

23
24 And the most important thing --
25 I mentioned the homeowner before --

1 the most important thing about this
2 project is it will bring something
3 that this Village has not seen in a
4 long time, tax relief. Without this
5 project -- we see homeowners today,
6 they pay somewhere in excess of
7 \$15,000 a year. And the reason for
8 that, one third of the downtown
9 Village of Hempstead are off the tax
10 rolls. They have never been on the
11 tax rolls. This project puts them
12 on the tax rolls. Without this
13 project, you have zero property
14 taxes collected. With this project,
15 over the first ten years, you'll
16 have \$70 million generated, new
17 taxes. As the mayor said, we're not
18 taking away what exists. We're
19 creating what has not existed for 50
20 years. Just think of it, 50 years.
21 And this is going to change. With
22 no economic activity, that \$15,000
23 stays the same. In fact, the only
24 thing you can be sure of in life is
25

1
2 your taxes are going up and you're
3 gonna die one day. That's it. And
4 these taxes we have seen on Long
5 Island, the taxes continue to rise,
6 school taxes rise, municipal taxes
7 rise, costs rise. This project at
8 worst, stabilizes. At best,
9 provides tax relief. And this
10 project is geared to provide tax
11 relief.

12 The last thing to talk about is
13 something called sales leakage, the
14 money that leaves this community to
15 be spent in other communities. The
16 people who live here, because there
17 is not a source of businesses to
18 spend your money, a variety of
19 businesses like the president of the
20 chamber had said, they spend that
21 money someplace else. It's been
22 estimated that that is \$300 million
23 of Hempstead Village economic
24 activity is benefitting other
25 communities in this region. Just

1
2 think of that. \$300 million is
3 being spent someplace else. Just
4 think what Mayor Hall could do with
5 \$300 million of new economic
6 activity. We wouldn't be talking
7 about this.

8 So the fact of the matter is
9 that it all comes down to this.
10 It's very, very simple. This is
11 about economic activity. And this
12 economic activity, the new jobs, the
13 tax relief, more revenue for the
14 school district can't happen without
15 Phase 1. And Phase 1, most
16 important, Phase 1 can't begin
17 without a PILOT. So the PILOT is
18 the critical link to this project.
19 Without the PILOT, the Hempstead
20 Village will remain the same as it
21 is today. Thank you very much.

22 MR. PAROLA: Thank you.

23 MR. DEEGAN: Thank you, Mr.
24 Cantor.

25 MR. PAROLA: I'm just going to

1
2 remind your witnesses I need new
3 information, not to reiterate that
4 which is set forth already.

5 MR. DEEGAN: Yes.

6 MR. PAROLA: Not that they
7 have.

8 MR. DEEGAN: Just following up
9 on the Mayor Hall, I just want to
10 submit for the record these letters
11 from Mayor Hall and from trustee in
12 support of the PILOT.

13 MR. PAROLA: Thank you.

14 MR. DEEGAN: I'd like to call
15 Mr. George Siberon, the executive
16 director of the Village of Hempstead
17 Hispanic Civic Association, one of
18 the oldest and most respected
19 Hispanic organizations on Long
20 Island.

21 MR. PAROLA: Mr. Siberon, would
22 you please spell your name and give
23 your address?

24 MR. SIBERON: My name is George
25 Siberon, S-I-B-E-R-O-N. And that's

1
2 236 Main Street. I am the executive
3 director of the Hempstead Hispanic
4 Civic Association, a community based
5 organization that has been providing
6 services to the Village of Hempstead
7 residents over 37 years. The
8 services include English as a second
9 language class. It also includes an
10 after-school program, translation
11 services, et cetera. I am also a
12 Board of Director member of the
13 Hempstead Chamber of Commerce.

14 A day does not pass by in
15 which, particularly, Hispanic
16 residents come to my office looking
17 for jobs. And I think that you have
18 heard many people talk about this
19 particular project as being
20 something that will generate jobs.
21 The Hispanic residents, many who
22 come from Central America, with
23 background in construction are also
24 one to be included in this project.

25 We do have a list of several

1 hundred in addition to a list that
2 Reggie Benjamin from ABBA asked
3 about the people in the Village of
4 Hempstead who are looking for work.
5 This project will, in fact, as you
6 have heard generate thousands of
7 construction jobs. And I'd like to
8 say that what we're looking for, of
9 course, is jobs, but more
10 importantly, what we want are jobs
11 that will lead to careers. We have
12 been in contact with some of the
13 labor unions to begin to create some
14 apprenticeship programs, because
15 what we want is folks that have the
16 opportunity to have a career in the
17 construction work. It's going to
18 take anywhere from ten years or so
19 to complete all of the different
20 phases. What we want is folks who
21 will get construction jobs here to
22 be able to move on to other
23 construction sites throughout all of
24 Long Island. That way, they will be
25

1
2 able to live and stay in the Village
3 of Hempstead. Thank you.

4 MR. PAROLA: Thank you, sir.

5 MR. DEEGAN: Mr. Mickulas is
6 here from Hempstead Promise
7 Neighborhoods and the Boys and Girls
8 Clubs.

9 MR. PAROLA: Please spell your
10 name and give your address.

11 MR. MICKULAS: Phil Mickulas,
12 M-I-C-K-U-L-A-S. 115 Holly Avenue,
13 Hempstead.

14 MR. PAROLA: Thank you.

15 MR. MICKULAS: My family was
16 raised at that address. We've been
17 in that address for 46 years come
18 October, so we've been around long
19 enough to see the Village and the
20 changes that have happened over a
21 long period of time.

22 My comments briefly. I retired
23 as the CEO of Family and Children
24 Association, one of the largest
25 human service organizations in,

1
2 certainly, the county probably on
3 Long Island. And we invested a lot
4 of energy, a lot of man hours,
5 personal hours to services in the
6 Village of Hempstead. One of those
7 was to develop, probably eight years
8 ago, a consortium of like-minded
9 agencies, individuals who were
10 concerned about the Village of
11 Hempstead, organizations that were
12 active in working towards a better
13 environment for children and
14 families in the Village of
15 Hempstead. We call that Hempstead
16 Promise Neighborhoods. Actually, it
17 began with the first term of
18 President Obama, and he was very
19 impressed with the Harlem children
20 zone model, and we try to develop
21 and incorporate some of those
22 elements into efforts here in the
23 Village.

24 Most recently, those efforts
25 have been combined with the efforts

1
2 of the Hempstead Boys and Girls
3 Club, similarly convened people who
4 are trying to combat the negative
5 stereotypes that the Village labors
6 under. One of the things that
7 defines insanity is to keep doing
8 the same thing and expect a
9 different result. As I said, I've
10 been here 46 years. I've seen many
11 things tried over and over again,
12 and we just seem to be hitting our
13 heads against the wall.

14 I'm speaking in favor of this
15 PILOT in order to give the Village
16 of Hempstead a chance to try
17 something different. Thank you.

18 MR. PAROLA: Thank you,
19 Mr. Mickulas.

20 MR. DEEGAN: I'd like to call
21 up Gina Slater Parker from Black
22 Women Owned Enterprises, who is also
23 a business owner in the downtown.

24 MS. PARKER: Good morning,
25 everyone. My name is Gina Slater

1
2 Parker. I'm from the Village of
3 Hempstead. I am a stakeholder. I
4 am a commercial taxpayer. I am a
5 commercial taxpayer for over 23
6 years. I'm a fifth generation New
7 Yorker. My great grandparents and
8 grandparents have all come through
9 Hempstead. My grandmother graduated
10 from Hempstead High School. My
11 grandmother was Miss Hempstead back
12 in the 30s. My grandparents met and
13 courted and married in the Village
14 of Hempstead, and so did my parents,
15 who met, courted and married in the
16 Village of Hempstead. I always say
17 I could've been conceived in the
18 Village of Hempstead. I'm not sure
19 about that though. I'm also a third
20 generation business owner, Hill
21 Slattery, Engineers and Architects.
22 Over 40 years we've been servicing
23 Long Island and the greater New York
24 Region. We're a hundred percent
25 minority owned and operated firm.

1
2 In the hardest economic rate ever,
3 we're still surviving here on Long
4 Island. I have to say I'm also the
5 president and founder of Black Women
6 Enterprises. 23 years we've been
7 here on Fulton Avenue. We support
8 the mayor. We support the Community
9 Benefits Agreement. We support the
10 aggressive goals of 25 percent
11 employment for new jobs and careers
12 and the 25 percent goals for
13 contracting for small businesses.
14 The small business community needs
15 this. This is what we need here in
16 the Village of Hempstead. The
17 Village of Hempstead is practically
18 on life support right now. If we
19 don't have this project, we're all
20 gonna fail, and that's why people
21 are leaving Long Island. We need
22 this. I want to also go on and say
23 -- I have some notes, but I don't
24 want to be repetitive -- I heard the
25 warning -- in summary, we need you

1
2 to vote for the PILOT program. We
3 know that if we continue to do
4 nothing, we'll continue to get
5 nothing. If we do something
6 different, we'll get different
7 results in our economy. If we do
8 something different, we can
9 stabilize the taxes. If we do
10 something different, we can all get
11 the tax burden relief that small
12 businesses and the homeowners need.
13 We need the relief. We need tax
14 stabilization. Thank you very much.

15 MR. PAROLA: Thank you.

16 MR. DEEGAN: I'd like to
17 introduce Antonio Gomez. He's the
18 president of the Long Island
19 Hispanic Soccer Federation. And I'd
20 also like to ask Mr. Louie Mendez to
21 come up and interpret for him.

22 MR. MENDEZ: Good morning,
23 Executive Director. It is a
24 pleasure. My name is Louie Mendez.

25 MR. PAROLA: Good morning, Mr.

1
2 Mendez.

3 MR. MENDEZ: I am a proud town
4 resident. 36 Hardy Lane, Westbury,
5 New York. I'm also the general
6 adviser of the Long Island Hispanic
7 Soccer Federation, the largest
8 Hispanic organization in the Town,
9 the largest Hispanic organization in
10 the Village, the largest Hispanic
11 organization in the County and on
12 Long Island. We have over 26,000
13 members. But in the interest of
14 time, I've asked this lady and
15 gentleman to stand with me, because
16 they also represent other entities
17 that will submit a letter or already
18 submitted a letter. This is Andres
19 Zaldivar, who is a town resident.
20 He represents Comite Salvadoreno.
21 That is a Salvadorian Civic
22 Committee. They represent the
23 largest Hispanic community in the
24 Town of Hempstead, the largest
25 Hispanic community in the Village of

1
2 Hempstead and the largest community
3 in the County of Nassau. Also to my
4 left is Willie Mendez, no relation.
5 He owns two restaurants on Main
6 Street, El Chicanito and also El
7 Nopal. He's also the treasurer of
8 the newly created Nassau County
9 Hispanic Restaurant Association with
10 13 of his members coming from Main
11 Street and the Downtown of
12 Hempstead.

13 Mr. Executive Director, I want
14 to let you know that I received the
15 public notice and I translated as
16 promised. We disseminated to the
17 community of over 50,000 people
18 being represented here in front of
19 you to let you know that that we're
20 here to support this project on
21 three items. Number one, which is
22 the most important component to the
23 community and to our members, jobs
24 and career opportunities. We need
25 that. Number two is the economic

1
2 development impact, the positive
3 impact that it will have on the
4 restaurant district and on the
5 business district on Main Street and
6 surrounding areas in the Downtown
7 and Hempstead. And number three,
8 which is probably the most important
9 and the reason why everyone, whether
10 you're for it or against it that are
11 here in the room, is the voice of
12 the people, that in the United
13 States, we call them students, those
14 who have a voice that has to be done
15 by others who are over 18. We, the
16 Hispanic community, represent
17 80 percent of those students in the
18 school district, and all we're
19 getting is a 30 percent graduation
20 rate. That means that out of every
21 thousand kids, 300 get to live the
22 American dream that my parents came
23 here for. And 700 kids get to
24 become the next generation of people
25 who go to jail, people who go into

1
2 the drug business, people who have
3 no jobs, and people who go the
4 cemetery, and it's not to work.

5 So I want to let you know that
6 we're here in support of this PILOT.
7 We urge that this Board approves the
8 PILOT and gives us under the
9 opportunities that we need. Thank
10 you so much for your time. God
11 bless the Town of Hempstead. God
12 bless the Village of Hempstead. And
13 let's get on with the jobs and
14 opportunities that we need for the
15 Village of Hempstead. Thank you.

16 MR. DEEGAN: I'd like to call
17 Roz Goldmacher of Long Island
18 Development Corporation.

19 MS. GARRY: Point of order.
20 Point of order.

21 MR. RYAN: We can't hear you.

22 MS. GARRY: It seems there is a
23 privilege here that is allowing for
24 people for this PILOT to speak
25 before those that are opposed to it

1
2 and it's not fair to the people who
3 are opposed.

4 MR. RYAN: Ma'am, we're doing
5 this in the order in which it's
6 being presented. You'll have your
7 time to speak.

8 MR. PAROLA: The Board is going
9 to hear everything that is testified
10 to today.

11 MS. GARRY: We should be able
12 to --

13 MR. PAROLA: Excuse me, Ms.
14 Garry. We find that an orderly
15 presentation from the developer sets
16 the tone. This is the way our Board
17 works. And with all due respect,
18 that is the way we are working
19 today.

20 Go on, Mr. Deegan.

21 MR. DEEGAN: I call up Roz
22 Goldmacher from Long Island
23 Development Corp.

24 MS. GOLDMACHER: Thank you and
25 good morning. I will be brief. My

1
2 name is Roslyn Goldmacher. That's
3 R-O-S-L-Y-N, G-O-L-D-M-A-C-H-E-R.
4 My address is 634 Hickory Street,
5 Westbury. I will be brief.

6 I am a resident of the Town of
7 Hempstead and I support this
8 application. I am also here on
9 behalf of the not for profit Long
10 Island Development Corporation
11 Family of Economic Development
12 Organizations whose mission for over
13 37 years has been to promote
14 economic development for Long Island
15 by providing low cost loans to small
16 businesses, helping them start and
17 grow on Long Island, and helping
18 them to create and retain jobs. We
19 have made over \$3.5 billion in loans
20 to Long Island small businesses with
21 over one thousand of these small
22 business loans in the Town of
23 Hempstead. And I have witnessed
24 firsthand over these 37 years the
25 struggles of entrepreneurs in the

1
2 village of Hempstead and the great
3 need for revitalization. This is
4 the first truly comprehensive
5 redevelopment proposal that I have
6 seen in these 37 years. It
7 addresses residential, commercial,
8 transportation, and most
9 importantly, employment needs within
10 the community. I personally, and
11 Long Island Development Corporation,
12 urge the IDA to support this project
13 and our community by approving the
14 application before you today. Thank
15 you for your consideration.

16 MR. DEEGAN: The next part of
17 our presentation is a very
18 compelling part of the presentation,
19 as I think everybody has been to
20 date. This is the head of a
21 company, UMS, who is currently
22 considering bringing employees to
23 the Village of Hempstead, over 500
24 employees. Mr. John Blasig is here
25 and would like to say a few words.

1
2 And I want to thank him for taking
3 the time out of his busy time to be
4 here with us and testifying here.

5 MR. BLASIG: My name is John
6 Blasig. Last name is spelled
7 B-L-A-S-I-G.

8 I may have something a little
9 unique here because I am not from
10 Hempstead. I live in New York and I
11 also live in California. I have a
12 national organization. My
13 investments are in renewable energy,
14 and we make many investments in
15 innovative technology. I became
16 very close to people in the
17 community of Hempstead based on
18 supporting Toys for Tots. I got to
19 meet many high school students,
20 grammar school students and people
21 in Hempstead, and they are very
22 close to my heart. I think that
23 Hempstead has a very, very strong
24 presence and strong will, and I
25 believe that Hempstead can be become

1
2 an amazing place.

3 I'm going to make a commitment
4 personally, a financial commitment
5 to Hempstead with my own money. And
6 we heard a lot today about hope and
7 commitment and change. I love those
8 words, but I love action. I love
9 people to take action. This is what
10 I've committed my life to, is taking
11 action for the positive. And I
12 think that if we all collectively
13 can get together and take action,
14 you take action. I've heard many of
15 the people wanting to take action.
16 I'm willing to put my money forward
17 and build a light manufacturing
18 plant that can bring in LED
19 lighting, can bring in solar panels,
20 can bring in fuel technology. I
21 will lead reusable energy as the
22 future. I believe it has a positive
23 effect. It can reduce -- and you
24 can quote Pope Francis -- it's one
25 of his highest priorities in terms

1
2 of turning the world around and
3 making it a better world. And I
4 really feel that we can make a big,
5 big difference. Hempstead is the
6 largest town in the United States,
7 and it can also be very, very strong
8 from here.

9 For me to make my financial
10 commitment, my personal commitment,
11 my employees' commitments, I need to
12 feel that you are as committed to
13 this as I am. And if I feel that
14 that commitment is there, I am
15 prepared to move forward with
16 everything that I have to make this
17 successful. That's all I am looking
18 for, is you make the commitment,
19 I'll make the commitment, and we'll
20 all make this successful. And for
21 the kids from grammar school to high
22 school, they will have training
23 programs. The manufacturing
24 locations have requirements for
25 installation where they have

1
2 prevailing wage jobs where kids will
3 be making \$25, \$30, \$35 an hour and
4 everything.

5 MR. PAROLA: Thank you.

6 MR. DEEGAN: I'd like to call
7 up Julius Pearse from the African
8 American Museum.

9 MR. PAROLA: How many more do
10 you have?

11 MR. DEEGAN: I have three more.

12 MR. PAROLA: It's too long.

13 MR. DEEGAN: Tawaun Weber from
14 Vision Long Island. These are
15 people that are not just residents
16 coming out in favor. This is part
17 of our official presentation. We
18 know there are a lot of residents
19 who are in favor here that are going
20 to be speaking.

21 MR. PAROLA: I will afford the
22 opposition to put its speakers
23 together just as the developer has
24 so that you feel like you've been
25 treated equally. So think about

1
2 your order of speaking. I'll
3 certainly call councilwoman first as
4 the elected official, and you can
5 give me a list from there.

6 MR. DEEGAN: I would like to
7 invite up Ms. Tawaun Weber from
8 Vision Long Island.

9 MS. WEBER: Good morning. I am
10 Tawaun Weber, T-A-W-A-U-N, Weber
11 with one B. Vision Long Island, 24
12 Woodbine Avenue, Suite 2, Northport,
13 New York.

14 I am assistant director of
15 Vision Long Island. We are a smart
16 growth planning firm on Long Island.
17 We have done over 2,000
18 presentations throughout Long
19 Island, vision programs which are
20 similar to what Mr. Monti has done
21 with community involvement, so we
22 have been asked to come in and give
23 our expertise.

24 I don't want to reiterate what
25 we've already said, obviously, but I

1
2 do want to highlight some reasons
3 why this project is unique and
4 qualifies for the PILOT. We can
5 keep talking about the jobs that are
6 happening. And, of course, we see
7 that there is going to be
8 construction jobs. But there's also
9 the overflow of jobs where those
10 people who are working those
11 construction jobs are going to be
12 shopping in this area, are gonna be
13 eating in this area. Also the jobs
14 that are coming in are also going to
15 be beneficial to different areas,
16 like the schools. You have Hofstra
17 University, things like that that
18 people are going to want to plug in
19 and -- -

20 MR. RYAN: You are going to
21 quick. You've gotta slow down,
22 please.

23 MS. WEBER: I'm going too fast?
24 I'm sorry. I just want to fit it
25 all in.

1
2 The point is this. We're
3 talking about the jobs that are
4 coming in, but there is also the
5 issue of the housing itself. This
6 first phase is significantly
7 important. We can talk about the
8 regional need for it. We can talk
9 about the need for housing on Long
10 Island. But what we wanna talk
11 about is for locally. For people
12 who say that I'm not a resident of
13 Hempstead, I was a resident of
14 Hempstead. I'm a graduate of
15 Hofstra University. I lived in
16 Hempstead. And because I could not
17 find a proper job that I could
18 afford housing, I moved. So young
19 people like myself who don't have
20 children in the school district who
21 don't bring in additional cars or
22 need additional services, we're
23 looking for areas like this. We
24 looked at projects like Mill Creek
25 and Rockville Centre that are

1
2 attracting young people like myself.
3 So not only would the job component
4 help, but you also have to look at
5 the quality of life that this
6 project gives. It gives housing,
7 not just the traditional housing
8 that we have here now. A lot of it
9 needs renovation, a lot of it's
10 outdated. Young people like myself,
11 young professionals who are coming
12 in are looking for this type of
13 housing where you have the
14 facilities.

15 This project has been the
16 catalyst already. It's already been
17 acquiring and attracting national
18 attention. You've got sewer funding
19 that's coming in already. You have
20 potential for this New York State
21 grant. The project itself is
22 already starting to show the
23 benefits and reap the benefits of
24 that. So we want to make sure that
25 we do recognize that in the

1
2 qualifications of what we consider
3 for PILOT that this is what these
4 funds are designed for.

5 One of the last things that we
6 just wanted to note that this
7 project, one of the reasons why this
8 is so important, not just the New
9 York State grant that's available
10 and all the additional funding, this
11 project has already gotten permits.
12 We've seen what Renaissance Downtown
13 can do. We've seen it in projects
14 before that they've done in
15 Connecticut and other places. It's
16 not something that's a new idea.
17 It's worked elsewhere. And one of
18 the benefits to this is that this
19 one of the few times Long Island has
20 a major developer, a master
21 developer that is coming in, doing a
22 Community Benefit Agreement, and
23 they're from Long Island. This is
24 not some farming company that's
25 coming in and that is trying to

1
2 build here. They're familiar with
3 the needs of Long Island. They're
4 familiar with the needs of this
5 community. They have been involved
6 here and they're not going anywhere.
7 I think this is a project that
8 PILOTS are designed for.

9 MR. PAROLA: Thank you, Ms.
10 Weber.

11 MR. DEEGAN: Let me ask
12 Evangelist Reginald Benjamin to come
13 up and speak. He's in ABBA
14 leadership and he's been heading up
15 the jobs program for the Village in
16 order to prepare for the
17 construction jobs.

18 MR. BENJAMIN: Good morning.
19 Thank you for granting me this space
20 of time to come before you.

21 Again, I am Evangelist Reginald
22 Benjamin. I'm going to give you a
23 litany of titles that I have. I am
24 the executive director of ABBA
25 Leadership Services. I am the

1
2 founder of Black Jobs Matter. I am
3 a counselor for the Office of
4 Minority Affairs, appointed in 2013
5 by the legislature by unanimous
6 vote. I am the consultant for the
7 Village of Hempstead for the Jobs
8 and Small Business Referral Center.
9 I am a member of the NAACP. I am a
10 chaplain in Nassau County Jail, been
11 so for the last 18 years for the
12 Nassau Council of Black Clergy. The
13 most important title that I have is
14 I am the father of two young men,
15 African American men.

16 I have been working tirelessly
17 in Hempstead, not as a politician,
18 never wanted to be one, but as a
19 member of the community, trying to
20 work to make change in this
21 community to better the lives of the
22 people that live in this community.
23 I am also a member of the Hempstead
24 Branch of the NAACP. Oh, by the
25 way, I got a community service award

1
2 just April 30th by the NAACP of
3 Hempstead.

4 I want to be very clear. A lot
5 of the people -- some of the people
6 that are in opposition to this
7 development, I consider friends of
8 mines and I know very well, so I'm
9 not here to fight against them, but
10 I am here to fight for the lives of
11 our people in this community that
12 are dying. We have the highest
13 level unemployment rate of all of
14 Nassau County. I have been working
15 with the unions to say we'll work
16 with you to help develop jobs with
17 skills so that people, young people
18 in the Village of Hempstead, can
19 have a future. I've worked with
20 George Siberon from Hispanic
21 Association, and we went to all of
22 the developers and demanded that
23 they give this community that lives
24 here locally an opportunity to go to
25 work. Working with the mayor, we

1
2 have gotten over 30 men and women
3 jobs.

4 Just three days ago -- I want
5 to present something to you -- just
6 three days ago, we heard that people
7 was out on the street beginning
8 opposition to this development. We
9 sent 20 men and women to the streets
10 to get records to show that they
11 support this development. Out of
12 that, we got 2200 signatures in
13 support of this project, including
14 over 200 signatures from kids in the
15 school, in the Hempstead School
16 District. I want to present this to
17 you.

18 Also, since I was appointed to
19 be the consultant for the Village of
20 Hempstead, I went out and
21 pre-screened and talked to various
22 people in the community who wanted
23 jobs, and we have over nine hundred
24 and 44 men and women that are
25 working to go to work in the Village

1
2 of Hempstead. I'd like to submit
3 that as well.

4 We did a job fair in the
5 Village of Hempstead for people that
6 are interested in going to work.
7 Over 644 people came out wanting to
8 go to work. I submit that as
9 evidence.

10 Finally, sometimes people with
11 political agenda -- and again, I
12 respect and I consider some of the
13 people that oppose to this as
14 friends of mines, people I've worked
15 with. I've gotten citations from
16 people that even oppose this
17 project, so I must be doing
18 something right. But just so you
19 get a visual and understand how
20 critically important this project is
21 I asked people would you come in and
22 support this project in a visual
23 way. Since people are putting up
24 signs, I would like all the people
25 in support of redevelopment of

1 Hempstead to stand up. If you
2 support it, stand up. If you
3 support it, stand up.
4

5 (Whereupon, a crowd stands)

6 MR. BENJAMIN: It's just a
7 little bit strange to me that the
8 very people who say they don't want
9 development to come, they obviously
10 don't want to see the jobs come.
11 They don't want to see people who
12 work the contracts -- by the way,
13 I'm --

14 MR. PAROLA: Mr. Benjamin, you
15 have to wrap it up. I gave you some
16 time. Last comment, please.

17 MR. BENJAMIN: I also represent
18 the Multi-Trade Minority Contractors
19 Group, who are waiting for an
20 opportunity to get some of these
21 contracts.

22 I know I have to shut up. Can
23 I just get some people to clap who
24 are in support of this project?

25 (Whereupon, crowd claps)

1
2 MR. DEEGAN: I think we're
3 getting ready to wrap up as well in
4 terms of our official presentations.
5 I don't think there is anything more
6 left to be said.

7 One last thought I want to
8 leave you with before I introduce my
9 last speaker is that these
10 properties are off the tax rolls
11 now. When we get a PILOT, that
12 doesn't mean no taxes. That means
13 very significant taxes. As you
14 heard from Mr. Martin Cantor, on
15 full build out, we're going to get
16 about \$70 million in revenues.

17 MR. PAROLA: I need quiet. The
18 stenographer cannot hear. Again,
19 she is the most important person in
20 this room.

21 MR. DEEGAN: I want to
22 emphasize to the crowd here and to
23 the Village and Town IDA that these
24 properties are off the tax rolls
25 now. When we're asking for a PILOT,

1
2 we're talking about a PILOT that
3 will pay significant amounts of
4 money not off the tax rolls in a
5 traditional sense. For full build
6 out of this project, Mr. Martin
7 Cantor had testified that we're
8 talking about \$70 million in revenue
9 to the affected taxing jurisdiction,
10 65 percent of which goes to the
11 school district.

12 I would be remiss if I didn't
13 introduce the man who has really put
14 his blood, sweat and tears into this
15 over the last ten years. He's
16 walked with the people of the
17 Village of Hempstead. He's in the
18 streets, in the ring. He's worked
19 tirelessly to try to make this
20 project a reality. He's brought us
21 with the mayor where we are today.
22 I want to introduce Don Monti, who
23 really cares about the people of the
24 Village of Hempstead.

25 MR. MONTI: Thank you. I'd

1
2 like to first say in somewhat of a
3 followup to Reginald Benjamin that I
4 too have a tremendous amount of
5 respect for people that both agree
6 and disagree with me. So one of the
7 ways I get through that is by living
8 by a rule called we're all entitled
9 to our own opinions, but we're not
10 entitled to our own facts. So I am
11 hopeful that today a series of facts
12 were presented, but there's one
13 missed conception that I think is
14 very important to clear up, because
15 unfortunately or fortunately, in
16 this world, we must live by
17 documents. We don't live by oral
18 discussions, because, you know, I've
19 been involved in things where
20 documents get pulled out, and
21 sometimes it's to my advantage and
22 sometimes it's not, but I will live
23 and die by that premise that what is
24 in writing is what I will respect.

25 What I would like to say is

1
2 there's been some talk about bait
3 and switch, and I think this is
4 very, very important, because there
5 have been people who even though
6 they're in opposition to the
7 project, they have said that they
8 want to see development on Main
9 Street. And the very Master
10 Development Agreement that was voted
11 upon in a five nothing bipartisan
12 decision by the Village trustees at
13 that time, that very agreement which
14 was challenged in both the lower
15 court and challenged in the appeals
16 court was 100 percent upheld, so
17 everything we're doing is in
18 accordance with that agreement.

19 For those people that are
20 concerned about the first phase of
21 development being on Washington and
22 not on Main Street, I think what's
23 really important, and this has been
24 a major focus of some of the
25 dissension, I would love to be able

1
2 to develop on Main Street, and I
3 have requested on numerous occasions
4 for someone to show me a property
5 that the Village owns that is not
6 encumbered by either a lease or some
7 other impediments that would not
8 allow for development on Main
9 Street.

10 For the last year and a half, I
11 have worked with two property
12 owners, Dell Bus, and a gentleman by
13 the name of Mr. Lau. They own
14 property on Main Street. And
15 through the last year and a half, I
16 have been able to work out an
17 arrangement with them whereby I will
18 and have submitted site plans for
19 developing on Main Street. But if I
20 don't have property that I own, I
21 can't submit an application.

22 In conclusion, I want to say
23 that with the success of this
24 application, I am prepared to submit
25 16, 16, site plan applications up

1
2 and down Main Street in the next 30
3 days that will bring the jobs, the
4 commercial, the offices, the retail,
5 the hotel, so that every function in
6 Hempstead does not have to be held
7 at Verdis in Westbury. I will bring
8 all this to the Village and I will
9 do it quickly. Thank you.

10 MR. PAROLA: Councilwoman
11 Goosby.

12 MS. GOOSBY: Good morning,
13 everyone. Certainly you need to
14 hear some facts, real facts. First
15 of all, let me tell you, we are not
16 against development. We are not
17 against development. We all live
18 here, but we're gonna give you the
19 facts. Don't be fooled by people
20 saying that we don't want you to
21 have jobs. I most certainly do. I
22 have lived here almost 50 years. I
23 know this community. I know what's
24 going on. But when somebody says
25 its quacks like a duck, it walks

1
2 like a duck, it must be a duck.
3 That may be what you're hearing. So
4 I'm not going to take up any more of
5 your time. I have people who are
6 here who will tell you the facts of
7 what's going on.

8 Reverend Easley, would you like
9 to be the first to set a tone here,
10 so that people know and listen to
11 facts, listen to facts, not what
12 someone is telling you, not what
13 someone has decided.

14 I was born and raised in the
15 south where we were always
16 bamboozled. They sent me here
17 because I always open my mouth. And
18 when I say it, I say it facts and
19 true. So I want you to listen
20 Reverend Easley.

21 MR. PAROLA: Would you spell
22 your name and give your address,
23 please?

24 MR. EASLEY: Sedgwick Easley,
25 S-E-D-G-W-I-C-K, E-A-S-L-E-Y. 24

1
2 Clinton C. Boone Place in the
3 Village of Hempstead.

4 I have listened for the last
5 over an hour to the reasons why they
6 want this PILOT to pass through
7 today. You're talking about the
8 redevelopment of Main Street of
9 downtown, but I'm really concerned
10 with folk living uptown as well.

11 As we gather here on this
12 morning, there are a few things that
13 disturb me immensely. First of all,
14 it's 9:00 in the morning, and there
15 are some others who oppose this who
16 have to go to work today who can't
17 afford to be here today with you. I
18 think it's a tragedy that something
19 this important that we don't have it
20 in the time where most people can
21 come and voice their opinion. I
22 think that's a tragedy. Also, as we
23 gather here, I'm also concerned
24 because those who we're talking to,
25 none of them look like us. I'm

1
2 really concerned about that. And
3 for so many people who have so much
4 to say in our community who don't
5 live here and don't hear the voices
6 of our people, I'm concerned about
7 that. We cannot develop buildings
8 and continue to ruin the lives of
9 our people for this redevelopment
10 plan.

11 Listen, let me share this. Let
12 me just say this to you all today.
13 Everyone in this room knows that
14 Hempstead needs help. Everybody
15 knows that there need to be some
16 redevelopment here, but not on the
17 backs. And when we continue to see
18 the rich are getting richer and the
19 poor are getting poorer, no. The
20 other part to this is this, those
21 who are for it -- and I'm looking
22 around this room and I am so
23 concerned. Because what happens
24 even from slavery is that we
25 bamboozle the minds of those that

1
2 say we gonna give you something and
3 they don't understand what is
4 happening to them on an every day
5 perspective. So folks, people who
6 have been impoverished through the
7 years, folks who have never had
8 anything, if you tell me I'm gonna
9 give you something, of course, I'm
10 gonna support it, when you don't
11 understand that your grandma is
12 gonna be put out because she can't
13 afford to pay the tax.

14 For a \$20 million PILOT, we are
15 not receiving what we deserve here
16 in this community, \$20 million. And
17 they're talking about what has
18 happened for the past 50 years in
19 Hempstead. We have not received the
20 attention that we -- listen, this
21 did not just happen overnight. And
22 if you saw Hempstead going down 50
23 years ago, at least 20 years ago,
24 you just started doing something
25 before it got to this point today.

1
2 We are talking about who goes
3 to Mr. Benjamin to get the jobs.
4 But let me tell you, I know the
5 people who are coming to me who are
6 losing their homes. I know folk who
7 are coming to me every day for help
8 because they need help to live here.

9 If this goes through and they
10 keep telling you -- listen, we been
11 bamboozled before, so we know what
12 it looks like and what it feels
13 like. But if the PILOT happens to
14 go through, eventually, you already
15 know that our tax -- I don't care
16 what they say -- you already know
17 that our taxes are going to go up.
18 You already know that. We already
19 know that. And we need you all to
20 understand that when this happens,
21 it's gonna have not only the
22 positive effect -- listen, we see
23 that. We understand that, so we're
24 not against this totally. What I'm
25 trying to share with you is our

1
2 people just cannot afford it.

3 When this goes through, do you
4 know the detrimental effect it's
5 going to have, particularly on our
6 places of worship here in Hempstead
7 because so many of our people have
8 to leave this community because they
9 cannot afford to live here any
10 longer? We see this every day,
11 every day. And guess what, some of
12 the voices that we've heard today,
13 when you on the payroll, you got to
14 speak for farrow. When you are on
15 the payroll, you have to speak for
16 farrow.

17 I'm sharing with you today, I
18 plead with you all today, to take
19 into consideration that we all want
20 to better Hempstead. Listen, and
21 let me share something, everybody
22 that's talking about a 30 percent
23 graduation rate, and then you talk
24 about the PILOTS, can I just share,
25 that's two different conversations.

1 Do not have the audacity to sit here
2 before us as those we're uneducated
3 and unprepared to talk to us today
4 about a 30 percent graduation or 37
5 percent. They're two different
6 conversations which coincide often
7 times, but they're two different
8 conversations. Today that's not the
9 conversation. Today the
10 conversation is that Hempstead
11 cannot afford another \$20 million
12 PILOT. Case closed. Thank you.

14 MR. PAROLA: Thank you,
15 Reverend Easley.

16 Just for the record, there are
17 11 members that will be voting on
18 this proposal. Four are African
19 American. The three here, we don't
20 vote, so don't shoot the messengers.
21 We're just here to gather the
22 information for the Board.

23 Please identify yourself.

24 MS. HAYNES: My name is Daphne
25 Haynes. I am the president of Rise

1
2 and Shine, a nonprofit organization
3 geared towards giving people those
4 in need a hand up.

5 I am not here to speak for the
6 project or against the project. I'm
7 here on behalf of the seniors that
8 are graduating from the high schools
9 now. Even though there is a low
10 graduation rate, these projects will
11 take months upon years before they
12 are completed. I am speaking for
13 the teens now that are going to
14 graduate and hope to raise awareness
15 that these teens still need a hand
16 up when they graduate to go and
17 search for a job, get a job, return
18 to that community and spend that
19 money there.

20 So right now, we are putting a
21 plea out to everyone here, because
22 this room is loaded with activists,
23 so we hope in the meantime while you
24 hash out the details for this
25 project that you will remember the

1
2 teens that are graduating out of the
3 high school. They need a hand up.
4 A hand up meaning that they need
5 that transportation to go and search
6 for that job, get the job, earn the
7 money to buy books and supplies for
8 college. So then those same teens
9 that get the education, they will
10 return back to Hempstead and help it
11 stand up correct, because they're
12 the ones that's from Hempstead.
13 They're the ones that's fighting.
14 Because if we do not help them when
15 they do graduate out of high school
16 so they can stand and get that job,
17 they will remain stuck and
18 complacent and the cycle continues
19 to go. We must fight for those
20 people, those teens or those
21 individuals and help them to
22 continue to go. That's all. Thank
23 you.

24 MR. RYAN: Good morning. I am
25 speaking in opposition to

1
2 Renaissance Downtown's request for
3 the PILOT for parking lot 1. I am a
4 trustee in the Village of Hempstead
5 and have been so since 2011. I
6 voted in favor of the development of
7 North Main Street, but there is some
8 clarity going on here. Please
9 understand all the facts and figures
10 are wonderful, but this has really
11 got to get reduced to why we're here
12 today, and that is for a tax break
13 for the developer on parking lot 1.
14 And it is to that issue that I would
15 like to address. All the other
16 things are nice and have all the
17 jobs happen. If the developer had
18 followed his promise, we'd probably
19 have them all working right now on
20 North Main Street and, perhaps, for
21 the rest of the decade, but he
22 didn't follow those promises.

23 It is to be noted that he made
24 many presentations over a long
25 period. And during those

1
2 presentations, he talked to the
3 residents regarding exciting,
4 vibrant downtown by the Renaissance
5 Downtown. A promise by the
6 developer of a mixed use on North
7 Main Street has dominated the
8 conversation. Yet, when his first
9 site plan was submitted, it was not
10 on North Main Street, nor was it
11 mixed use.

12 I would like to refer to the
13 mayor's address to the residents of
14 the Village in which he noted that
15 there were many, countless, 250
16 informational meetings. Yet, the
17 developer didn't take an opportunity
18 at one of those to mention parking
19 lot 1 in the conversation. The
20 conversation was mixed use North
21 Main Street. I should tell you that
22 if he would have done what he
23 promised, all the people would have
24 been working now, but he didn't do
25 that. Why? It's because he is

1
2 looking for an enormous tax break,
3 and that enormous tax break puts a
4 tremendous burden on our revenues.

5 The developer found prime real
6 estate on barren land with a parking
7 garage already in place. He decided
8 to build apartment buildings in
9 parking lot 1, 336 units, two
10 apartment buildings. He didn't tell
11 anyone about this change. He didn't
12 tell the mayor, who was upset. He
13 didn't tell the trustees, who were
14 upset. And he never told the
15 residents what is happening. His
16 good idea of North Main Street is
17 being ruined by greed. It is simply
18 an example of, as he used the
19 expression, bait and switch. There
20 was no opportunity he could
21 rationale. There was no open mike
22 for discussion. It's the first time
23 I ever heard him talk about it. In
24 my opinion, the developer did what
25 was best for him, not the community.

1
2 I subsequently voted against
3 proposals by Renaissance Downtown as
4 to the Overlay Zone, for example.

5 Now he wants the residents to
6 help pay the taxes for receiving the
7 PILOT, even though he indicated in
8 earlier presentations he had no
9 intention of doing so. It is bad
10 enough he got the land for nothing.
11 Now he wants to place a further
12 burden on the residents of the
13 Village of Hempstead and/or the
14 Hempstead School District. Our
15 school district needs help. It is a
16 trailer park. And he wants a
17 68 percent tax break, \$19 million
18 over 20 years. It's obscene.

19 Let me tell you some of the
20 problems we're going through,
21 talking about obscene. Last year,
22 the mayor and the Board of Trustees
23 voted to spend \$630,000 to improve
24 the parking lot we owned at that
25 time next to the police station and

1
2 the library. Subsequently, the
3 mayor gave it away, but he still
4 spent the taxpayers \$630,000 on the
5 developer's property. We said you
6 can't do this. So sue me was his
7 answer. That's a good idea. Let me
8 tell you his rationale. Well, we
9 need that area to park. He's gonna
10 let us park there. Well, if we need
11 it, don't give it to him, keep it,
12 and we can park. Well, it's not
13 revenue producing. So what are you
14 saying to me, they're gonna break up
15 a \$630,000 investment and build
16 something. Either way, it makes no
17 sense.

18 So what I am suggesting,
19 obviously, is that we do not give
20 the PILOT for parking lot 1. It
21 would be wonderful if we could
22 develop an exciting, vibrant
23 downtown.

24 Now let me tell you what I'm
25 most stressed about. I think Don

1
2 Monti was trying to impose this
3 earlier when he said when you put
4 things in writing and your word
5 means something, when it is oral, it
6 stills means something. And Don
7 Monti went so far as to call me in
8 the (proverbial) backroom to tell me
9 if I didn't get on board soon he
10 would find it difficult to do me
11 favors once the project was under
12 way. Let me repeat that. He took
13 me into the backroom and told me if
14 I didn't get on board soon he would
15 find it difficult to do me favors
16 once the projected was under way. I
17 told him that comment gave the
18 appearance of impropriety, that my
19 vote was not for sale. Witnessing
20 those comments were Ed Scott, then
21 of UrbanAmerica, and Trustee Perry
22 Pettus, who joins me, by the way, in
23 this application. I'll give you a
24 letter to that effect.

25 I appeal to the IDA Board to

1
2 reject the request for the PILOT. I
3 am suggesting that the \$10 million
4 that they're waiving around is
5 exciting. I'd like to see us get
6 it. But there are 60 other plus
7 municipalities that are saying the
8 same thing to their residents, so it
9 can't be on that basis alone.

10 I further respectfully submit
11 that in the interest of public
12 disclosure and full transparency,
13 the residents of the Village of
14 Hempstead are entitled to be aware
15 of any and all financial
16 relationships involving Renaissance
17 Downtown's proposed developments in
18 the Village of Hempstead and
19 individuals and organizations that
20 have publicly advocated on their
21 behalf. I mean, he actually asked
22 somebody to tell us that moving in
23 that crap, telling us it wouldn't
24 affect -- 336 units wouldn't affect
25 us. I don't think so. Stress on

1
2 staffing, schools, schools. Did I
3 mention schools? The burden on our
4 taxpayers in the school district and
5 the community both is going to be
6 extremely difficult. I like the
7 community who told him we can't be
8 bought for \$2 million and a box of
9 t-shirts.

10 IDA Board members, this bait
11 and switch tactic would never happen
12 in your community. Don't let it
13 happen in our community. Thank you.

14 MS. GOOSBY: Attorney Mr.
15 Lester.

16 MR. LESTER: Members of the
17 IDA, Mr. Executive Director, Madam
18 CFO and Counsel, good morning. My
19 name is Steve Lester, from the firm
20 La Redolla, Lester and Associates,
21 Garden City, New York. I represent
22 two Village of Hempstead residents,
23 Ms. Emily Blake of 15 Revere Court
24 and Ms. Haynes of 54 Main Avenue.

25 As an initial matter and the

1
2 interest of full disclosure, I also
3 serve as legal counsel to the Town
4 Board of the Town of Hempstead;
5 however, today, I am only speaking
6 on behalf of Ms. Blake and Ms.
7 Haynes and nobody else.

8 I agreed with Mr. Monti's
9 statement that we are all entitled
10 to our opinion, but not our own
11 facts, as said by the late Senator
12 Daniel Patrick Moynihan. So let's
13 look at the facts. This application
14 is the first phase of a multiphase
15 downtown revitalization project in
16 the Village of Hempstead. We've
17 heard today that thousands of jobs
18 are promised and billions of dollars
19 in economic activity will be
20 generated. So in analyzing this
21 specific application for Phase 1 of
22 the project, it's appropriate that
23 we look at the entire proposed
24 development over its many phases
25 along with this specific residential

1
2 apartment project.

3 The following facts are from
4 the developer's application to this
5 Board in its October, 2015 appraisal
6 of the various properties that it
7 used in support of the de minimus
8 value assigned to the 32 acres of
9 formerly village-owned property.

10 This property was transferred by the
11 Village in exchange for, to date, a
12 \$1 million payment under the
13 Community Benefit's Agreement.

14 According to the developer's
15 appraisal, there will be
16 approximately 3.2 million square
17 feet of new space. Although the
18 project has been promoted as a mixed
19 use of revitalization of downtown,
20 approximately 84 percent of this 3.2
21 million square feet of new space
22 will be residential multifamily
23 apartment buildings, including
24 assisted living space. And the
25 remaining 16 percent of the new

1
2 square footage will be retailed for
3 office space, including a hotel and
4 supermarket.

5 Also in the appraisal, the
6 developer states that it will be
7 applying to this agency for PILOTs
8 and other tax benefits for each and
9 every phase. So with 84 percent of
10 the newly built space to the
11 residential multifamily apartments,
12 this agency should consider if this
13 project is an industrial development
14 project or a residential apartment
15 complex development project and,
16 therefore, whether it's appropriate
17 for IDA assistance.

18 Consider the purpose of the
19 Industrial Development Agency in New
20 York. The general purpose of the
21 legislation from the state is to
22 "promote the economic welfare of the
23 state's inhabitants and to actively
24 promote, attract, encourage and
25 develop economically sound commerce

1
2 and industry through governmental
3 action for the purpose of preventing
4 unemployment and economic
5 deterioration.

6 This intent is also evidenced
7 in General Municipal Law
8 Section 858, which provides the
9 purposes of the agency shall be to
10 promote, develop, encourage and
11 assist in the acquiring,
12 constructing of the industrial
13 manufacturing warehousing,
14 commercial and research facilities,
15 and thereby advancing job
16 opportunities, health, general
17 prosperity and economic welfare in
18 the people of the State of New York.

19 The original ledger has been
20 amended a number of times since 1969
21 to broaden permissible industrial
22 development activities. The
23 definition of a project under the
24 law has been expanded to include
25 construction of facilities for

1 industrial pollution control,
2 recreation, horse racing, automobile
3 racing, railroad, educational or
4 cultural facilities and continuing
5 care retirement communities. There
6 is no mention of a residential
7 apartment complex in the law;
8 however, a 1985 New York State
9 comptroller's opinion concerning
10 whether a residential apartment
11 complex qualifies as a project for
12 IDA assistance stated that "for an
13 apartment complex to qualify as an
14 eligible project under Article 18a
15 of the General Municipal Law it must
16 constitute a commercial property as
17 the term was originally used in
18 Article 18a. The opinion continued
19 with with respect to whether
20 construction of an apartment complex
21 may be used generally as a
22 commercial activity within the
23 meaning of Article 18a, this office
24 has stated that while the courts are
25

1
2 inclined to construe and grant the
3 powers to the IDA Board, an
4 essential element of any valid or
5 commercial activity appears to be
6 the promotion of employment
7 opportunities and the prevention of
8 economic deterioration in an area
9 for benefit other than for what it
10 was created. Therefore, we should
11 consider whether this specific
12 application will promote employment,
13 opportunities and prevent economic
14 deterioration.

15 Regarding employment
16 opportunities, according to its own
17 appraisal and IDA application, a
18 PILOT benefit of over 20 years of
19 \$24.7 million; in other words, the
20 developer is asking for a real
21 estate tax reduction of over \$2
22 million per year for the promise of
23 owing 11 full-time equivalent
24 permanent jobs at the residential
25 apartment complex. Or you can look

1
2 at this on the flip side from the
3 developer's point of view, which has
4 been frequently stated today, that
5 the parking lots currently generate
6 no real estate tax revenue, so the
7 \$12.6 million in PILOT payments that
8 it will make over the 20 years for
9 this phase to the Village and school
10 district are better than no tax
11 revenue at all. But what the
12 developer ignores in its analysis is
13 the cost to the Village and the
14 school district of serving new
15 residents with municipal and
16 educational services. 336 new
17 residential apartment units will
18 increase traffic in an already
19 congested area of the Village,
20 generating wear and tear of the
21 roads, generating additional garbage
22 and sewage and students to an
23 already overcrowded and underfunded
24 school district. This situation for
25 hundreds of new residents for Phase

1
2 1 and thousands of new residents of
3 all the other phases without
4 sufficient tax revenue to support
5 the added municipal and educational
6 services of all these new residents
7 will require and lead to and not
8 prevent economic deterioration.

9 Finally, the developer's
10 application lacks any financial
11 detail to justify its request for
12 PILOTs and other tax benefits. The
13 application estimates the total
14 project cost at \$92 million.
15 Regarding the real estate taxes on
16 the project, the application states
17 that upon the completion of
18 construction and occupancy, it's
19 estimated that the full taxes on the
20 project will be approximately
21 \$2,400,000, according to appraisals
22 performed in connection with the
23 project. At that level, the project
24 is not financially feasible.

25 That's been repeated often

1
2 today by proponents of the project.
3 But the developer's IDA application
4 provides us with no projected
5 statements to demonstrate that its
6 payment of a full amount of real
7 estate taxes would make the project
8 "not financially feasible." We
9 would expect there to be some
10 financial analysis to support this
11 critical conclusion in the
12 application, but there is none. So
13 we are left with the request for a
14 20-year PILOT, provide the developer
15 with a \$24.7 million tax benefit for
16 11 full-time equivalent permanent
17 jobs.

18 As stated, the Village's
19 Downtown Revitalization Project is
20 overly residential in nature. In
21 fact, the first two phases of the
22 project call for construction of
23 multifamily apartment buildings
24 only. The third phase calls for 103
25 units in the multifamily apartment

1
2 building and only 6300 square feet
3 of retail space. The fourth phase
4 calls for 583 residential units in
5 the multifamily apartment building
6 with 55,000 square feet of retail
7 space. You get the idea.

8 Simply put, this entire
9 project, and specifically Phase 1,
10 because it is overwhelmingly
11 residential in nature, will not
12 promote employment opportunities and
13 prevent economic deterioration as
14 those terms are defined under New
15 York General Municipal Law Article
16 18a and should be denied. Thank
17 you.

18 MR. PAROLA: Thank you.

19 MR. SAMMON: Good morning. In
20 the interest of full disclosure, my
21 name is William F. Sammon. 20
22 Alicia Court in the Village of
23 Hempstead. I have been a life long
24 resident, taxpayer, former Village
25 clerk for the Village of Hempstead,

1
2 current director of human resources
3 for the Town of Hempstead and the
4 Village's republican leader.

5 I wish to strenuously object to
6 the application being presented
7 today against the apartment complex
8 entitled Phase 1 by Renaissance
9 Downtown UrbanAmerica LLC. If this
10 project goes forward, it would be,
11 in my mind, as historically
12 devastating to our community as was
13 the British occupation during the
14 revolution or the closing of Mitchel
15 Field 55 years ago. This forum is
16 the closest we have come to a public
17 hearing that should have been
18 provided by law.

19 The public will finally get to
20 hear why this project is a sham and
21 the disingenuous process that has
22 been employed. Other speakers may
23 disagree, but their comments should
24 be weighed carefully. As the
25 applicant has openly provided

1
2 various forms of financial
3 remuneration to organizations and
4 individuals, and those speakers may
5 therefore be considered to be
6 lobbyists, as described by the New
7 York State Joint Commission on
8 Public Ethics. The Village's
9 announced purpose for retaining the
10 applicant was for the redevelopment
11 of the north end of Main Street.

12 Either through ignorance,
13 malfeasance or self serving
14 political influence, a bare majority
15 of the Village Board allowed this
16 developer to gain control of
17 valuable Village assets that he
18 seeks to use for the creation of an
19 urban nightmare in the hub of
20 suburbia.

21 Redevelopment is certainly
22 required and welcomed here, but
23 support and encouragement as your
24 agency is able to provide should be
25 directed to proven projects that

1
2 will address our real needs. Our
3 Home Depot and Staples Shopping
4 Center continue to be of great value
5 to our community, and they were
6 brought about with the use of
7 PILOTs. But more than 80 percent of
8 the developer's grand design
9 consists of residential
10 construction, not projects that
11 would expand our commercial retail
12 or industries that create real jobs,
13 career jobs, jobs that would relieve
14 our overall lacking in unemployment
15 and help reduce our crime rate and
16 our crushing tax rates.

17 The applicant's assertion that
18 this project is compliant with smart
19 growth planning ignores our history.
20 This concept is not new to
21 Hempstead. The Village has had
22 thousands of apartments within
23 walking distance of our
24 transportation hubs for decades, and
25 our ridership on the railroad has

1
2 been stagnant for years.

3 A project like this one at 303
4 Main Street was erected recently and
5 referred to recently in the remarks
6 this morning with the same goal of
7 encouraging commutation utilizing
8 the Country Life Press railroad
9 station as the lure. The plan
10 failed and it has become an
11 expensive dormitory for foreign
12 exchange students attending Hofstra
13 University, which is fine, but it
14 demonstrates that this marketing
15 plan won't work in Hempstead.

16 Previous housing projects in
17 Hempstead also had grand goals, but
18 sadly settled for more subsidized
19 housing than exist anywhere else in
20 Nassau County. Additional high
21 density housing would be this
22 developer's delight in terms of
23 profit, but it will significantly
24 exacerbate many of Hempstead's
25 existing problems.

1
2 We are currently the twelfth
3 most densely populated community in
4 the State of New York and the 37th
5 in the country. The Hempstead
6 public schools have had to resort to
7 trailers for 20 years, and no end is
8 in sight as we continue to attract
9 new residents and their families.
10 Greater population is not a panacea
11 for Hempstead.

12 Significant skepticisms should
13 be employed in reviewing the
14 applicant's environmental analysis.
15 The traffic assessment analysis for
16 this project includes that "the
17 impacts associated with the proposed
18 residential development are
19 minimal." One look from your office
20 window shows that this can't be
21 credible. I have documentation from
22 the Hempstead Police Department that
23 lists nine serious accidents at this
24 location in less than two years.
25 Several Town employees have been

1
2 injured while crossing, and it is a
3 major student thoroughfare.

4 Along the lines of questionable
5 credibility, Mayor Hall recently
6 circulated an e-mail citing the
7 development promises thousands of
8 jobs and millions of dollars in
9 future tax revenue. Yet, this
10 application proposes only five
11 permanent jobs and asks for the
12 approval to pay less than one third
13 of the normal taxes. Not a very
14 promising start for the mayor's and
15 developer's promises.

16 Finally, Mr. Monti seems to
17 have a history of not completing
18 similar grand designs in other
19 communities. Word has it that he's
20 already reduced his own interest in
21 this current venture. Will history
22 repeat itself?

23 I would ask that you make a
24 common sense determination in this
25 matter and reject this application,

1
2 as it ceases to exploit the Village
3 of Hempstead for the sole benefits
4 of the developer. Thank you.

5 MS. GOOSBY: Kathleen Garry.

6 MS. GARRY: Greetings to
7 everyone, in the course of justice
8 and the name of truth. My name is
9 Kathleen Garry.

10 I am the director of the many
11 racist cultural foundations founded
12 in 1967 by the Reverend Frederick
13 Douglas Kirkpatrick, who was a
14 co-worker of Dr. Martin Luther King.
15 Our organization is small; however,
16 we fight for racial justice in
17 America and that is why I'm here.

18 I am a resident of Rockville
19 Centre, where I have worked for
20 racial justice since my college
21 days. Since I lived in Hempstead
22 for ten years, I became aware
23 through the efforts of the residents
24 there that there was a plan as far
25 back in 1980 for wealthy people to

1
2 take over the Village of Hempstead.

3 Because of that intonation, I
4 began to go to Village Board
5 meetings in Hempstead on a regular
6 basis and bring attention through
7 the newsletter that I edit at
8 Freedom Press to bring information
9 about this impending takeover of the
10 Village. I am a journalist and I am
11 a seeker of truth and justice.

12 In 2012, the Village of
13 Hempstead had a public hearing at
14 Village Hall on an issue that is
15 relevant, very relevant to this
16 situation here today. The public
17 hearing was about the sale of 18
18 parking lots, the Village Hall, the
19 library, two firehouses, the
20 Building Department Office, the
21 Assessor's Office, the Denton Green
22 Park in front of Village Hall, and a
23 children's playground.

24 At that public hearing, which
25 it was called under General

1
2 Municipal Law 5072d, which had
3 directly the purpose of hearing
4 public comment on the sale of
5 Village and CDA property, public
6 comment by the Village of Hempstead
7 residents and anyone else who wished
8 to come to that public hearing;
9 however, the Village trustees, the
10 Village mayor, the Village Community
11 Development Agency members, and the
12 director at that time, as well as
13 the developer, Don Monti, were
14 present for a three-hour public
15 hearing, where it was basically
16 denied that this public hearing was
17 about the sale of those properties.
18 I was the only one there I believe
19 who read the Master Development
20 Agreement in advance of the meeting,
21 and that is when I found out that
22 all of these properties were the
23 subject of this public hearing and
24 that the Village was to sign a
25 contract with the developer to sell

1
2 all of these Village properties,
3 which totalled \$53 million worth of
4 property were to be sold to the
5 developer.

6 The Master Developer Agreement,
7 at this public hearing, the people
8 were supposed to comment on it. Don
9 Monti spoke at that hearing at the
10 very beginning. He stated the
11 purpose of the public hearing was
12 solely for the Village to select him
13 as the master developer. That was
14 not the purpose of the public
15 hearing. He lied. The purpose of
16 the public hearing was to get public
17 comment on the sale of all these
18 properties, but no time in that
19 entire public hearing did anyone in
20 public position state that the
21 Village was about to sell 18 parking
22 lots, Village Hall, two firehouses,
23 the public library and the Denton
24 Green and the other buildings I
25 already mentioned. Never in

1
2 three hours did the Village tell
3 their residents that that was what
4 the public hearing was about. Not
5 only that, when I attempted to give
6 that information out, I was
7 maligned. My credibility was
8 attacked, such that the residents
9 believing their public officials
10 actually did not realize that that
11 public hearing was about to sell all
12 that land and that the Master
13 Development Agreement was a contract
14 for the sale. Since they lied at
15 the public hearing, they actually
16 signed this agreement without a list
17 of these properties in the document.
18 The document said we will give you
19 the list 90 days after the public
20 hearing. So the Village trustee
21 signed this document without having
22 the list of properties. They just
23 gave a map. Here is the map
24 (indicating). You are supposed to
25 know what properties were owned by

1
2 the Village by looking at that map,
3 but they didn't even have the map at
4 the public hearing. You had to go
5 to Village Hall ahead of time to see
6 the map. And I believe I was the
7 only one that read the public notice
8 and knew to go to Village Hall to
9 read it, because they scheduled the
10 public hearing as well. They called
11 a special meeting. And after going
12 for years and years and years out to
13 the Village Board meetings -- every
14 time they set a date for a public
15 hearing, they set it right at a
16 regular meeting. But for this major
17 public hearing, they decided to have
18 a special meeting and put up a
19 notice about the meeting one day in
20 advance and have the meeting at
21 4:00 in the afternoon. Needless to
22 say, no one else except the Village
23 trustees attended that meeting to
24 find out that it was going to be a
25 public meeting. And if you weren't

1
2 actually looking at the public
3 notice, which I happened to be
4 doing, did I find out that there was
5 a public hearing. And it was myself
6 who had to tell the residents that
7 there was this public hearing. And
8 then when I exposed that this
9 contract was the sale of all these
10 properties, I was maligned.

11 MR. RYAN: Ms. Garry, this is
12 not before the IDA Board.

13 MS. GARRY: It's relevant to
14 the credibility of the developer,
15 because he is at that public hearing
16 and did not disclose -- even though
17 he speak, he did not disclose that
18 this was about the sale of the land.
19 And as Mr. Monti is calling upon us
20 to talk to the facts, this is a
21 fact. He has no credibility in this
22 community. And all the information
23 that they have put forth is not
24 credible, because they have a
25 history of lying. Because even

1
2 after the public hearing and after I
3 looked up all these section block
4 and lots and found out what was on
5 it, they still denied it for four
6 years. They have been denying it
7 continually. When people would ask
8 them informally is it true that you
9 are really selling Village Hall, oh,
10 no, no. They have been denying that
11 in this community. And suddenly, in
12 December of 2015, they transferred
13 for free 17 of the parking lots.
14 They transferred free of charge.
15 They were supposed to sell them, but
16 they got a phony, fraudulent
17 appraisal that was based on a
18 fraudulent plan submitted by a
19 fraudulent developer, and I have the
20 documents to prove it.

21 MR. RYAN: Please address your
22 comments to the application before
23 this Board.

24 MS. GARRY: Well, first of all,
25 I wanna know where are the people

1
2 that are going to vote on this. Are
3 they here?

4 MR. PAROLA: I've already
5 explained it. This is a staff
6 controlled procedure in which we are
7 gaining evidence which our Board
8 members will be reading. There have
9 been a number of Board members here
10 in the crowd during this testimony.
11 Please keep your comments to the
12 relevant issues. If you want to
13 bring a lawsuit or something, that
14 sounds like where you have to go,
15 but you must wrap up. I'm giving
16 you a minute more to wrap up.

17 MS. GARRY: Mr. Deegan had like
18 over an hour.

19 MR. PAROLA: It's not relevant
20 though.

21 MS. GARRY: It is irrelevant.
22 It's for us, the taxpayers, to
23 determine what is relevant. And the
24 credibility of the applicant is
25 relevant. The credibility of the

1
2 applicant is relevant and the
3 credibility of the appraisers and
4 the lack of credibility this
5 developer put forth for appraisal so
6 that they got free parking lots is
7 relevant. And they're gonna get
8 other Village properties in the
9 future.

10 I have a letter here from them
11 indicating they have a right to take
12 the Village Hall, indicating they
13 have a right to take the library,
14 indicating they have a right to the
15 two firehouses and all of those
16 other properties as well. They have
17 not told this to the people, but I
18 have it in writing.

19 MR. RYAN: Would you like to
20 submit that into the record?

21 MS. GARRY: Yes, I would, and I
22 will. I have a lot of documents I'm
23 going to ask to put in. Just like
24 Mr. Deegan, I have my documents too.

25 MR. RYAN: Would you please

1
2 submit them for the record?

3 MS. GARRY: I will when I'm
4 ready. He waited till he was ready.
5 I'm going to wait till I'm ready.

6 MR. PAROLA: You have a minute,
7 Ms. Garry.

8 MS. GARRY: The first document
9 I have here is a notice of the
10 special meeting at 4:00 in the
11 afternoon. It was the notice that
12 was put on several buildings, on the
13 front door of the Village Hall at
14 4:00. I have the resolution. I
15 have the public notice that did not
16 indicate what properties are being
17 sold. And then I have a public
18 notice from a similar public hearing
19 from the Village on the same issue
20 when they were trying to sell the
21 property to just UrbanAmerica,
22 where, in fact, they put in the
23 public notice the section block and
24 lot of every property sold.

25 MR. RYAN: Please put the

1
2 documents in and we will read them.
3 The Board will read them. We don't
4 need you to interpret them for us.

5 MS. GARRY: The residents here
6 need interpretation.

7 Also, I know there were four
8 members of the Board here, on the
9 IDA Board, all from Hempstead;
10 however, I don't see the other
11 members that are not from Hempstead,
12 and I really find it hard to believe
13 that they're going to sit and read
14 all this information before they
15 vote.

16 This apartment building that is
17 the question for this major PILOT
18 agreement is a 36-unit apartment
19 building and parking lot, one which
20 is right across the street here.
21 It's so large it takes up the whole
22 length, practically as much as 100
23 Terrace. The building at 100
24 Terrace is so big.

25 I'll tell you what kind of

1 amenities they're going to have
2 there. It's going to include a
3 private swimming pool, a concierge
4 desk, wifi, enclosed glass floating
5 corridors, barbecue area, health
6 club, rooftop terrace, a garden,
7 pool area, gym, spas, club area with
8 kitchen, private outdoor dining
9 areas, high level security, valet
10 parking, a dog washing station and a
11 secure bicycle area for 175 bikes.
12 This is a luxury building.

13
14 They got this parking lot and
15 the parking garage for free. And
16 now they dare to come into the
17 community and ask for a PILOT
18 agreement for 20 years. They don't
19 need a PILOT agreement even for
20 one year. Let the people pay the
21 rents. Let him take it out of his
22 own investment. Let him get a
23 mortgage, because he's here to make
24 a profit. That's all he's here for.
25 He talks about caring about the

1
2 people of Hempstead, but he doesn't
3 tell them the truth. For 45 years
4 he's refused to tell them the truth.
5 And the Village gave him parking
6 lots based on a fraudulent plan that
7 he submitted. The Village did not
8 submit the plan. They came up with
9 zero. They came up with zero for
10 the transfer of the parking lot.
11 Their own applications prove that
12 it's fraudulent, because they have
13 applied for -- because their plan is
14 to build only on parking lots, but
15 they have plans in for building not
16 on parking lots that was not
17 included in their appraisal. And
18 they have other plans where they are
19 working with other private
20 developers, and that plan was not
21 submitted to the appraiser. The
22 appraiser also was never told that
23 they have to get strategic alliances
24 with all the other private
25 properties in the entire downtown,

1 as well as with all the
2 developmental units, such as the
3 Town of Hempstead, which means this
4 building, that building, and the
5 other building, the developer is
6 supposed to take control of under
7 the Master Development project. Did
8 they ever tell you that? No. The
9 development plan has been -- the
10 intonation of the development plan
11 has been denied the residents as
12 well, because they just put
13 generality in the Master Developer
14 Agreement. But one of the
15 generalities says it has to be
16 according to the Master Conceptual
17 Plan. Well, here is the Master
18 Conceptual Plan (indicating). See
19 all that red? It's all new
20 buildings, new buildings. They need
21 to take down just about every
22 building and put up new buildings
23 everywhere with mostly luxury
24 housing that's gonna bring 10,000
25

1
2 more people in a community that
3 already has about 70,000. It does
4 not deserve a PILOT to take over.
5 So that's my next document.

6 It says what is the development
7 plan. It has the Master Conceptual
8 Plan, and then it has the
9 Accelerated Closing Notice, and I
10 will read you the sentence from the
11 Accelerated Closing Notice on
12 December 11, 2015, which states on
13 page 2 Renaissance reserves its
14 right to send a closing notice,
15 accelerated or otherwise, in the
16 future on certain other municipal
17 properties which are listed and
18 described on Schedule B here
19 attached. Schedule B, Jackson
20 Street Firehouse, Clinton Street
21 Firehouse, Village Hall, library and
22 parking, Village Building Department
23 and Assessor's Office and the Code
24 Enforcement Office, the Village
25 Building Department, Station Plaza

1
2 and Bedell Street. That's the
3 second document.

4 MR. PAROLA: Would you submit
5 that, please?

6 MS. GARRY: Yes.

7 MR. PAROLA: Thank you.

8 MS. GARRY: Just so people
9 know, with this apartment building,
10 and we talked about traffic
11 problems, there's major traffic
12 problems there already. There's 336
13 units. It's built right on the
14 sidewalk where the children have to
15 go to school, so they're right --
16 there's no room there for, you know,
17 for a lot of the kids walking to
18 school, which they walk in
19 Hempstead. And the really
20 incredible part of it is under the
21 zoning that they only have to
22 provide one parking space for each
23 apartment, one parking space for
24 each apartment. Now, we know you're
25 gonna live there, and you're gonna

1
2 have more than one person there,
3 you're gonna have more than one car,
4 and this is gonna really -- I know
5 they were talking about that parking
6 garage, but that parking garage,
7 they're talking about only one
8 parking space for each apartment.
9 So for 336, they need almost at
10 least one and a half, perhaps even
11 more, and I don't think that it
12 accommodates that.

13 What about the impact on
14 Hempstead itself? If you read the
15 documents, you find that -- and you
16 look at that map and you know about
17 the strategic alliances and how they
18 plan to basically take down as many
19 buildings as they can get strategic
20 alliances with and line the streets
21 with all of these apartment
22 buildings. The fact is that this is
23 going to have such an adverse affect
24 on the community.

25 But before I get into that, I

1
2 want to state that already there are
3 15 PILOTs in Hempstead for apartment
4 buildings and there are six PILOTs
5 for car dealerships. The apartment
6 buildings though are the ones that
7 drain the community and have caused
8 economic deterioration in the
9 buildings. The 15 apartment
10 buildings are losing the Village
11 this year \$6 million. Just loss of
12 taxes, \$6 million on a budget of
13 about 7 or \$8 million, something
14 like that. So the deterioration
15 that happens, in 2010, the loss was
16 2.4 million. Now \$6 million each
17 year. So from 2 and gradually going
18 up to 6, over, you know, the
19 six years, all of that money could
20 have been used to help and develop
21 the community to do the roads. The
22 roads are the major thing that
23 people complain about. That money
24 is just put in the pockets of these
25 apartment owners, and then they

1
2 don't even keep their buildings up
3 for the most part.

4 I know the speakers are going
5 to speak to this as well, but I will
6 just move on to talk about how this
7 whole project, and specifically this
8 project here on parking lot 1, first
9 of all, it's gonna destroy the look
10 of this whole area. This is one of
11 the better looking areas in the
12 Village. It's a very nice looking
13 area. And to put up a modernistic
14 building with metal and just colors,
15 a faceless building, when you have a
16 beautiful church over there. Then
17 you have the St. George's Church
18 over, historic site. You you have
19 St. George's cemetery. This
20 building is going to overshadow
21 everything. It's gonna overshadow
22 this building, the courthouse. It
23 doesn't fit in at all. And in the
24 process, it's gonna destroy the
25 suburban look of this area. And

1
2 what they plan to do is destroy the
3 suburban look of the entire
4 downtown. As was stated by
5 Mr. Sammon, this is a disaster, an
6 urban disaster that they're bringing
7 in here.

8 MR. RYAN: Ms. Garry, you've
9 spoken now close to 20 minutes.

10 MS. GARRY: Good.

11 MR. RYAN: That's more than any
12 other speaker.

13 MS. GARRY: Good.

14 MR. RYAN: We have 40 more
15 people that want to speak.

16 MS. GARRY: Well, you allowed
17 Mr. Deegan to go on for an hour and
18 20 minutes.

19 MR. PAROLA: I've afforded you
20 a tremendous amount of latitude
21 here. Out of respect to you as an
22 individual, I will allow you two
23 more minutes and you will be
24 removed.

25 MR. EASLEY: Here is the

1
2 problem. I hope that you are not
3 bamboozling us. Because you did not
4 get this distracted when they were
5 fighting for it. Listen, we can be
6 arrested for civil disobedience.
7 That's fine. But listen, you did
8 not get this distracted when they
9 was fighting for it. Let me share
10 something with you. You are not
11 presenting yourself fair to the
12 taxpayers. You are the chairman.
13 We can be arrested for civil
14 disobedience in here today and all
15 of us here can go to jail for the
16 cause of justice. You are not gonna
17 bamboozle us. The way you're acting
18 is unfair. You should not act that
19 way. You should take time to
20 listen. You have been disturbed
21 ever since she started talking.

22 MR. PAROLA: Excuse me. Calm
23 down. I have a tremendous amount of
24 notes from Ms. Garry. I have
25 listened courteously. Please

1
2 understand that it must be relevant.
3 My Board legally, and my counsel can
4 confirm, cannot consider most of
5 what she has said. It is not
6 relevant to their decision.

7 MR. EASLEY: It is relevant.

8 MS. GARRY: It's relevant to
9 the credibility of --

10 MR. PAROLA: I understand.
11 We've allowed you to speak to it.
12 Please continue.

13 MS. GARRY: The future of
14 Hempstead is at stake for the future
15 of the Hempstead people, and that is
16 what I am concerned about, and that
17 is what the people that are still
18 here are concerned about. That is
19 the impact on the people. This
20 building is going to be the
21 beginning of the creation of an
22 urban disaster here, and it's gonna
23 destroy the suburban character of
24 this community. It's gonna
25 overcrowd the community. We don't

1
2 need all these extra people. This
3 community is already overcrowded.
4 The taxes are going to go up. They
5 keep saying the taxes are going
6 down. No. The taxes have gone up
7 35 percent in six years. If you
8 read the appraisal, they are going
9 to want PILOTs for every single --
10 they have 20 buildings they're gonna
11 build. They want PILOTs for each of
12 those 20 buildings. The price to be
13 paid ended up zero. They had to
14 give away the land due to the
15 fraudulent plan that was submitted.
16 So many have already been forced
17 out.

18 MR. PAROLA: Any benefit you're
19 trying to provide is going to be
20 lost. I ask those that are against
21 it or for it to please pay the
22 speaker and our stenographer the
23 curtesy of quiet. You will be
24 recognized later. We'll hear all of
25 you.

1
2 MS. GARRY: The last item is
3 gentrification. We know from other
4 communities, Harlem, Bedford Stuy,
5 other communities across this
6 country, that a luxury housing in
7 this type of development comes into
8 a low income and moderate income
9 community, it gentrifies, whether
10 intended or not, it does gentrify --
11 and the regular apartment buildings
12 that serve many, many residents,
13 hardworking residents, they will
14 ultimately end up becoming high rent
15 apartments and condos, and the
16 regular residents will be forced out
17 either by the high taxes or by
18 conversion of apartment buildings.

19 There is a document of -- just
20 give me -- this is a summary of the
21 proposed development that was given
22 to the appraiser, and this is
23 directly from the appraisal report.
24 It shows the parking lots and what
25 they plan to build on all these

1 parking lots, these luxury
2 buildings, mostly apartments. This
3 verifies the contract that the
4 Master Development Agreement hid for
5 four years, kept hidden and denied
6 that information. And this is the
7 document showing that the parking
8 lots for these apartment buildings
9 are one space. And then these are
10 also from the lawyers. In a
11 previous lawsuit, the Village
12 lawyers and the developer's lawyers
13 said that the appraisal process
14 would not be complete until there
15 was a final development plan that
16 represented the only accurate way to
17 invest the properties, and that the
18 final development plan was to be
19 approved by the Village, and this
20 final development plan submitted to
21 the appraiser was never even brought
22 before the Village. I think that's
23 sufficient.
24

25 Please, do not give this PILOT.

1
2 This is going to be so detrimental
3 to the people of Hempstead, and it's
4 time that the people of Hempstead
5 were treated with respect.

6 MR. PAROLA: Thank you. We are
7 going to take a five minute break
8 for the stenographer.

9 (Whereupon, replacement
10 stenographer continues with
11 afternoon session)

12 (Time noted: 12:15 p.m.)
13
14
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25

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 16th day of May, 2016

DENISE MANTEKAS

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<p>\$10 [5] - 14:24, 36:14, 42:6, 42:11, 110:3 \$100 [1] - 38:7 \$12 [1] - 36:5 \$15,000 [2] - 55:8, 55:23 \$182 [1] - 53:9 \$19 [1] - 107:17 \$2,400,000 [1] - 119:21 \$20 [3] - 98:14, 98:16, 101:12 \$25 [2] - 36:9, 77:3 \$30 [1] - 77:3 \$300 [3] - 56:22, 57:2, 57:5 \$35 [1] - 77:3 \$350 [1] - 46:6 \$53 [1] - 131:3 \$630,000 [3] - 107:23, 108:4, 108:15 \$70 [5] - 26:3, 26:6, 55:17, 89:16, 90:8 \$850 [1] - 10:3 \$92 [1] - 119:14</p>	<p>12:15 [1] - 154:12 12th [1] - 3:14 13 [1] - 68:10 14 [2] - 20:21, 52:19 15 [3] - 111:23, 146:3, 146:9 16 [3] - 93:25, 113:25 166 [1] - 24:4 16th [1] - 155:15 17 [1] - 135:13 175 [1] - 140:12 18 [4] - 69:15, 84:11, 129:17, 131:21 18,000 [2] - 35:23, 41:6 18-A [1] - 3:10 18a [4] - 116:15, 116:19, 116:24, 121:16 18th [1] - 21:17 1967 [1] - 128:12 1969 [1] - 115:20 1980 [1] - 128:25 1985 [1] - 116:9 1999 [1] - 40:5</p>	<p>234 [1] - 4:22 236 [1] - 59:2 24 [2] - 78:11, 95:25 24.7 [2] - 117:19, 120:15 25 [9] - 13:8, 13:9, 13:12, 23:23, 35:20, 41:9, 41:10, 65:10, 65:12 250 [3] - 11:7, 11:9, 105:15 26,000 [1] - 67:12 28 [3] - 4:22, 54:10</p>	<p>4800 [1] - 53:11 4:00 [3] - 133:21, 138:10, 138:14</p>		
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