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IN THE MATTER OF A  
NOTICE OF PUBLIC HEARING  
RE: 2701 ASSOCIATES LLC

-----X

350 Front Street  
Hempstead, New York

September 27, 2016  
9:15 a.m.

B E F O R E:

FREDERICK E. PAROLA, Chief Executive Officer  
MICHAEL LODATO, Deputy Agency Administrator

Dolly Fevola,  
Court Reporter

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

TOWN OF HEMPSTEAD  
INDUSTRIAL DEVELOPMENT AGENCY  
350 Front Street  
Hempstead, New York 11530

## ALSO PRESENT:

JUANITA WILSON

TERRY WINSTON

KATHERINE GARRY

GENE LEVENSTEIN

JOHN SHILLINGFORD

1  
2 MR. PAROLA: I'm observing that  
3 it is 9:15 and we are here by Notice  
4 of Public Hearing regarding a  
5 property known as 2701 Associates  
6 L.L.C. seeking certain benefits from  
7 the Town of Hempstead Industrial  
8 Development Agency.

9 I will submit to you the Notice  
10 of Public Hearing for inclusion into  
11 the record.

12 Notice is hereby given that a  
13 public hearing pursuant to Title 1  
14 of Article 18-A of the New York  
15 State General Municipal Law will be  
16 held by the Town of Hempstead  
17 Industrial Development Agency (" the  
18 Agency") on the 27th day of  
19 September, 2016, at 9:15 a.m., local  
20 time, at 350 Front Street, Room  
21 234A, Village of Hempstead, New York  
22 in connection with the following  
23 matters:

24 2701 Associates LLC, a limited  
25 liability company, organized and

existing under the laws of the State of New York, on behalf of itself and/or the principals of 2701 Associates LLC and/or an entity formed or to be formed on behalf of any of the foregoing (the "Company"), has applied to the Town of Hempstead Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in the acquisition of an approximately 2.52 acre parcel of land located at 50 Clinton Street, Village of Hempstead, Town of Hempstead, New York (the "Land"), the renovation, equipping and furnishing of an approximately 135,000 square foot, 7-story plus lower level building located thereon (the "Equipment" and the "Improvements"; and together with the Land, the "Facility"), all to be leased by the Agency to the Company for further lease by the Company to

1  
2 various tenants (collectively, the  
3 "Sublessees") for use as a  
4 commercial multi-tenant office  
5 building. The Facility will be  
6 initially owned, operated and/or  
7 managed by the Company.

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

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

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

9 Town of Hempstead Industrial  
10 Development Agency dated September  
11 17, 2016.

12 We are certainly willing to  
13 take any witnesses. Please state  
14 your name and speak if anyone wants  
15 to speak.

16 MS. WILSON: I want to know,  
17 first of all, why is it that in the  
18 Town of Hempstead or the Village of  
19 Hempstead so many pilots are  
20 approved. When a pilot -- I want to  
21 know when a pilot is approved it  
22 should benefit the people in the  
23 community and the residents. It  
24 seems like every time a pilot is  
25 approved it's benefitting the

business owner and not the people.

IDA is supposed to be representing the people. Do they do research on these projects that's being done? How much is it going to cost the community? It's another burden put on the residents to pay.

I feel that if you cannot afford to build on your own and use your own money, why should you build. I should not have to pay for something that you should be paying for. I need a pilot to renovate my home, can I get that? Why do you have to have a pilot to renovate a building? If the building is kept up all along, it would not have to be renovated. I don't understand the purpose of having a building renovated and asking for a pilot for the community to help you pay to get it done. It's not benefitting the community.

That building is already

1  
2 occupied by government people and  
3 offices. Okay. It's already  
4 occupied so you're not bringing  
5 anything into the community by  
6 renovating that building. You're  
7 not bringing anything to the  
8 community. You're taking away  
9 because whatever you don't pay, it's  
10 going to be attached to the property  
11 owners in the community and I think  
12 it's totally unfair. And I feel  
13 that it should be a limitation on  
14 any pilot that is approved either  
15 per year or every five years. There  
16 are too many that are really  
17 attached to this Village and this  
18 community.

19       There are certain towns that  
20 don't even want any pilots.  
21 Hempstead has pilots but it seems  
22 likes now they keep having them one  
23 behind another and I think it's  
24 really totally unfair to keep adding  
25 on more pilots.



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Do you research these things?  
Every Tom, Dick and Harry can come  
in and get a pilot. It all depends  
on what you look like as to whether  
or not you get approved. And I  
really think it's unfair to the  
community and the residents and the  
IDA should be representing the  
residents in the community, not the  
business owners.

MR. PAROLA: Thank you. Would  
anyone else like to testify? Please  
identify yourself.

MS. WINSTON: My name is Terry  
Winston and I'm a homeowner and  
resident of the Village of  
Hempstead.

Yesterday I had made several  
attempts to ascertain why there was  
a delay in the public being notified  
of this public hearing dated for  
today because I happen to look upon  
the IDA's Town of Hempstead IDA's  
website and it was on their website

1 posted, apparently, yesterday, okay.

2 I contacted Mr. Parola, I spoke  
3 to him, and he said that he sent the  
4 notice via certified mail to the  
5 Village of Hempstead as he's  
6 obligated to do. I then called the  
7 Village of Hempstead and I spoke to  
8 Jeanine Richardson who works in the  
9 mayor's office and she told me that  
10 she was not in receipt of this  
11 notice to date.  
12

13 Today, about 10 minutes ago,  
14 Mr. Parola furnished me with a copy  
15 of the return receipt so he did, in  
16 fact, make a concerted effort to  
17 notify the Village; however, the  
18 residents of the Village of  
19 Hempstead, including myself, have  
20 been deprived of adequate time to  
21 prepare for an appearance at this  
22 Notice of a Public Hearing. A  
23 public hearing implies just that, it  
24 allows for the public to be heard on  
25 issues that are of their concern.

1  
2           There is a lack of sufficient  
3 participation of the public through  
4 no fault of their own. I'd like to  
5 request, in all fairness, the  
6 postponement of this hearing until  
7 the residents can be properly  
8 notified by the Village and afforded  
9 the opportunity to participate in  
10 this public hearing.

11           MR. PAROLA: Thank you.

12           MS. WINSTON: As a resident of  
13 the Village of Hempstead and also a  
14 homeowner, I'm vehemently opposed to  
15 the pilot requested for the  
16 following reasons:

17           The owner of 50 Clinton  
18 purchased this building in or around  
19 2006 and he has done little to  
20 improve the cosmetics inside or out.  
21 Instead, he has allowed the building  
22 to deteriorate so much so that it  
23 has become a visual nuisance to the  
24 general public and the residents of  
25 the Village of Hempstead.

1  
2           The owner has requested a pilot  
3           for renovations. Will this pilot  
4           generate jobs for a community  
5           starving for employment? I think  
6           not. Apparently, he got the memo  
7           that Moe, Curly and Monti are  
8           reaping the benefits of corporate  
9           welfare. This corporate welfare is  
10          being facilitated by the Town of  
11          Hempstead IDA and the Village of  
12          Hempstead CDA.

13               This Village has more than its  
14               fair share of pilots to date. As a  
15               homeowner I can no longer sustain my  
16               quality of life due to the hardships  
17               their pilots create. These pilots  
18               are loosely given out without any  
19               regard to the harm they cause. Slum  
20               owners of these properties off the  
21               tax role come a dime a dozen in the  
22               Village of Hempstead. The Village  
23               needs businesses willing to pull  
24               their own financial weight without  
25               burdening the taxpayers. I would

1

13

2

like to recommend a new name for the

3

Town of Hempstead IDA and the

4

Village CDA. They are "Department

5

of Social Services for Corporations

6

and the Very Rich That Can Afford to

7

Pay But Choose Not To." That's it.

8

MR. PAROLA: Thank you. Would

9

anyone else like to be heard?

10

MS. GARRY: Yes, my name is

11

Katherine Garry. I'm a resident of

12

the Town of Hempstead and a resident

13

of Rockville Centre.

14

I would like to know where is

15

the application for financial

16

assistance and the analysis of costs

17

and benefits that is supposed to be

18

here for review?

19

MR. PAROLA: It's here.

20

MS. GARRY: Have you given it

21

out to the public?

22

MR. PAROLA: No one has

23

requested it yet.

24

MS. GARRY: So you have to wait

25

until you're speaking --

1

MR. PAROLA: It's hear.

2

3

MS. GARRY: -- before you look

4

at it.

5

MS. WINSTON: I would like to

6

look at it.

7

MS. GARRY: Is it just one

8

copy?

9

MS. WINSTON: It's just one

10

copy?

11

MR. PAROLA: Yes.

12

MS. GARRY: There should be two

13

different things. There should be

14

the application --

15

MR. PAROLA: What application?

16

MS. GARRY: It says you'll have

17

the opportunity to review the

18

application for financial assistance

19

filed by the company with the Agency

20

and the analysis of costs and

21

benefits.

22

MR. PAROLA: Oh, the pilot.

23

The pilot is right here.

24

MS. GARRY: The pilot

25

application.

1  
2 MR. PAROLA: I don't know what  
3 you mean.

4 MS. GARRY: I think you do.

5 MR. PAROLA: The application  
6 would have to be redacted. The  
7 Social Security number is on the  
8 application and that is never  
9 available at a hearing unless it's  
10 requested -- excuse me -- unless  
11 requested by Freedom of Information  
12 because it has to be redacted with  
13 certain personal information that  
14 cannot be shared.

15 MS. GARRY: That contradicts  
16 what it says in the notice. I have  
17 a copy of the notice and I'm sure  
18 you're familiar with it. And it  
19 says the same thing every time there  
20 is a hearing.

21 It says that at the hearing all  
22 persons will have the opportunity to  
23 review the application for financial  
24 assistance filed by the Company with  
25 the Agency and an analysis of the

1  
2 costs and benefits of the proposed  
3 facility. Obviously you don't have  
4 that available.

5 MR. PAROLA: I'll see what I  
6 can give to you.

7 MS. GARRY: And I can also  
8 agree with Ms. Winston that this  
9 needs to be postponed until there is  
10 proper notification to the residents  
11 of Hempstead and that the  
12 application for financial  
13 assistance, as well as the cost/  
14 benefit analysis was supposed to be  
15 made available to the people.

16 Furthermore, the whole process  
17 here has to be brought into  
18 question. First of all, it should  
19 also include the schedule of  
20 payments, which you did give now  
21 after a request for something else.  
22 You gave the schedule of payments  
23 which should have been included in  
24 the notice that would be available;  
25 however, these things need to be



1  
2 available far before the public  
3 hearing. It's quite insulting to  
4 the public to give the people major  
5 documents that need research and  
6 analyzing, careful analyzing, by  
7 people who are going to make  
8 intelligent remarks.

9         So you're depriving the public  
10 of their right to have proper  
11 understanding and to give their  
12 proper analysis, which is the  
13 purpose of a public hearing. I  
14 can't quite understand how you can  
15 have a public hearing when you are  
16 supposed to want to hear from the  
17 public at a public hearing. That is  
18 our system in this country. It is  
19 that public hearings are scheduled  
20 so that people have the right to  
21 come forth and give forth  
22 information that the officials might  
23 not be privy to. They might not be  
24 in touch with the feelings of the  
25 people that are going to be affected

1  
2 adversely or positively about such  
3 an endeavor that has been initially  
4 undertaken by this Board.

5 So just the whole purpose of a  
6 public hearing is contradicted by  
7 the fact that you put this notice --  
8 and whether the law requires it to  
9 be on your website or not is not the  
10 issue.

11 Governmental process and the  
12 call for transparency in our country  
13 calls for, whether it's in writing  
14 or not, it's the substance of what a  
15 public hearing is to know that  
16 putting a notice on your website  
17 one day prior to the hearing, and  
18 probably only because somebody in  
19 public asked about it in advance as  
20 to whether it had been scheduled,  
21 and we didn't even know it was  
22 scheduled until this one person  
23 called to find out, and then it went  
24 up on the IDA board.

25 So I'm joining Terry Winston

1  
2 and calling upon you to reschedule  
3 this public hearing. Do it the  
4 proper way. Put out this  
5 information two weeks in advance as  
6 to the application, as to the  
7 analysis of cost and benefits and as  
8 to the schedule of payments.

9 And I would also like to see a  
10 revised -- I mean the schedule of  
11 payment does not really tell you  
12 what the loss is. Cost and  
13 benefits, the losses has to have a  
14 list of what the normal taxes would  
15 be after this building is, so  
16 called, renovated and compared with  
17 realistic tax rates that have been  
18 in the past the history of the  
19 Village of Hempstead, which are not  
20 the two percent that I perceive that  
21 you are scheduling your new payments  
22 based on from a prior case. It  
23 seems that you are putting a  
24 two percent increase each year which  
25 is highly unrealistic in spite of

1  
2 the fact there is this so-called  
3 two percent cap, we know that can be  
4 overridden and the history of  
5 Hempstead shows very clearly that  
6 taxes go up far beyond two percent a  
7 year. I think it was only one year  
8 that it went up two percent.

9 In addition, as raised by Ms.  
10 Wilson, Hempstead is totally  
11 overburdened with numerous, numerous  
12 pilot agreements. As we know,  
13 because of pilot agreements, each  
14 taxpayer, including the businesses,  
15 have to pay additional taxes to  
16 underwrite these tax losses that  
17 come about through the pilots so  
18 that every time you give a pilot,  
19 other people, everyone that owns a  
20 home, everyone that owns a business,  
21 people that are even renting because  
22 those increases go into what causes  
23 increases in rent, everyone is  
24 adversely affected and that money is  
25 taken out of their hands by your

1 agency and given to a developer.

2 Now, there may be reasons here  
3 or there why such a thing might be  
4 appropriate; however, in the Village  
5 of Hempstead it has become totally  
6 inappropriate for any more pilots.  
7

8 For example, if I can find this  
9 document -- First of all, let me  
10 first just say regarding this 50  
11 Clinton thing, this corporation or  
12 whatever it is, L.L.C., that  
13 purchased this property, that's  
14 their investment and personally I  
15 see no reason why a business has to  
16 support its own investment on the  
17 backs of the taxpayers. That's  
18 stealing taxpayer money, legally  
19 stealing taxpayer money, to benefit  
20 the businessman. And that does not  
21 make any sense because business is  
22 supposed to support itself.

23 And the fact that, you know,  
24 they talk about bringing in jobs, we  
25 know from the history of Hempstead

1  
2 that these pilots have brought in  
3 hardly any jobs for the people of  
4 Hempstead, so that's just a myth for  
5 Hempstead that they are bringing  
6 jobs and that's justification. If  
7 it was massive jobs and good paying  
8 jobs, then maybe you have to  
9 consider it but right now, this  
10 should not be considered.

11 The fact is that I brought some  
12 evidence to you as to how badly the  
13 Village of Hempstead is overburdened  
14 by all these pilots and I have this  
15 schedule that comes from the Village  
16 of Hempstead, proposed budget for  
17 2016-2017, estimated revenues and  
18 the general fund and it lists each  
19 pilot agreement.

20 In prior, the winter of 2010,  
21 there was 17 such pilots. They're  
22 listed as 13 but two of them have  
23 several buildings including the  
24 Housing Authority has four buildings  
25 and Housing Associates has two

buildings, so basically there are 17 buildings prior to 2010.

Now, since 2010, another 10 have been added here and that does not include the one that you just assigned to Parking Lot 1, Renaissance downtown. So that would make at least 11. I'm not sure if I have counted any others that might have come in between there, but we'll say 11 since the winter of 2010. So I have that documentation here for you and attached to it you'll see a document that I prepared.

As you probably know, I'm a journalist and investigative reporter. I'm not just merely a citizen, I'm also very conscientious investigator. I don't just accept what public officials say because we all know that they don't always tell the truth and it's very important to go to the basic documents and to do

1  
2 the calculations to figure out what  
3 the impact of all this has been.

4 So in 2009-2010, in my Freedom  
5 Press, I highlighted all the  
6 properties in Hempstead that were  
7 off the tax roles. It was 12 pages  
8 long and one of the items was the  
9 property off the tax roles due to  
10 pilot agreements. At that time, as  
11 I said, there were the 17 and now --  
12 so you'll see a listing of 17. It  
13 gives the assessed value and then I  
14 subtract the amount of assessed  
15 value that was attributed to the  
16 payments in lieu of taxes. We had  
17 to subtract that because we know we  
18 do get income from those payments.  
19 I subtracted that and the adjusted  
20 nontaxable for pilots was \$7 million  
21 as of the winter of 2010. And when  
22 you converted that of the tax rate  
23 in 2010, it was a loss of \$4 million  
24 each year to the Village of  
25 Hempstead, which is a substantial



1  
2 loss in the community because I'm  
3 sure you are all well aware of all  
4 the need for roads and how the  
5 infrastructure needs money. They  
6 were losing \$4 million a year just  
7 on the pilots.

8 Now, if you applied the tax  
9 rate in 2016 to that figure, it  
10 would come up to five-and-a-half  
11 million losing, if you updated but  
12 that is only for the original pilots  
13 before 2010.

14 So now you have the additional  
15 ones, as we said, there were 10 and  
16 now 11. Additional pilots are added  
17 and the tax loss, approximately,  
18 will be between six and \$7 million  
19 per year even after you deduct the  
20 pilot tax payments. So you see that  
21 this a cumulative thing and the IDA  
22 is not responsible for all these  
23 pilots so don't let me think that  
24 I'm implying that.

25 The Nassau County has some of

1  
2           them and the Village of Hempstead  
3           itself has some of the worse pilots  
4           because they were granted like in  
5           1997 some of them and they were  
6           given like 40-year pilots with very,  
7           very low payments. So all of this  
8           has to be considered when you  
9           consider new pilots.

10           The community is suffering.  
11           You all know that. You know that  
12           the homeowners are not the  
13           wealthiest people here on Long  
14           Island so what another community  
15           might be able to absorb because they  
16           have much higher income, the people  
17           of Hempstead cannot absorb these.  
18           It's really truly time for this  
19           organization to take this history,  
20           take the facts into account before  
21           it continues to go down this path  
22           that is devastating to the people of  
23           the community.

24           I have extra copies of this and  
25           so I will leave them here for you so

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you can give them out to the other members of the Board and I would hope that they will listen to our testimony.

MR. PAROLA: We'll accept that and we'll include that in the package for the members.

Mark it as Community A.

(Whereupon, Community A was marked for identification and entered into the record.)

MR. PAROLA: Please continue, Ms. Garry.

MS. GARRY: One of the 11 new pilots, as you most likely are aware, are for 303 Main Street, which is a five-story apartment building built up by the Garden City line. It stands out as a sore thumb. It is overpowering, overburdening and it has people parking on the streets where you can't even get through the streets. It's a total horror to the community

1  
2 and this is what Renaissance wants  
3 to do the entire 127-acre downtown  
4 in Hempstead.

5 To look at the pilot agreement  
6 for 303 Main Street, and it is on  
7 the record that the mayor of  
8 Hempstead made a very foolish  
9 statement at that hearing stating  
10 there is no opposition to this pilot  
11 for 303 Main Street. He stated that  
12 at the public hearing when he did  
13 not bother to tell the people of  
14 Hempstead that there even was a  
15 public hearing so nobody showed up  
16 to that public hearing and 303 Main  
17 Street got an incredible pilot  
18 where, according to the Nassau  
19 County assessment, I don't have the  
20 figure for the Village of Hempstead  
21 because the Village of Hempstead  
22 assessor never reassessed 303 Main  
23 Street so that we can't find out  
24 exactly the loss because they have  
25 the original assessment in the

1  
2 assessment books and it was very low  
3 because it was like a one-story  
4 building for car dealerships and  
5 mostly parking lots, so it was very  
6 low.

7 However, the County did  
8 reassess it and according to the  
9 County, the savings that 303 Main  
10 Street received in school taxes is  
11 1.3 to \$1.6 million for one year  
12 just this one property alone. That  
13 was just for the school tax.

14 As I said, the Village tax the  
15 loss there is very high also and I'm  
16 going to try to get an analysis of  
17 what it really is. But the general  
18 tax they also were saving \$200,000 a  
19 year in the general tax so we have  
20 1.6 and 1.2. It is like close to  
21 1.7 million just on those taxes and  
22 they're probably saving 500,000 to a  
23 million on the Village taxes. This  
24 building is extremely highly -- it  
25 has a high assess value. As I said,

1  
2 the assessment books do not show the  
3 actual assessment value.

4 So I have copies of these  
5 things for you also.

6 MR. PAROLA: Mark it B.

7 MS. GARRY: Give it to the  
8 other members of the Board.

9 MR. PAROLA: It will be  
10 circulated by the hearing.

11 (Whereupon, Community Exhibit B  
12 was marked for identification and  
13 entered into evidence.)

14 MS. GARRY: I guess that will  
15 kind of sum it up. I think that the  
16 IDA needs to open its eyes and  
17 hopefully it has a heart somewhere.  
18 We have not seen the heart. It's  
19 time in this country and at this  
20 level, at the Village level, it's  
21 the same thing, a lack of  
22 transparency. People who hold these  
23 offices and somehow think they are  
24 like Donald Trump who can just do  
25 anything he wants and it's always

1  
2 because it's business. I can do  
3 that because it's business. There  
4 is something in this world aside  
5 from business. It has do with  
6 quality of life. It has to do with  
7 fairness, justice and honesty and  
8 it's time that this Board reassess  
9 what it's doing in terms of  
10 Hempstead.

11 I implore you to have another  
12 public hearing to get further  
13 information from other people  
14 because this public hearing was not  
15 properly noticed and the Village is  
16 also responsible for not noticing it  
17 to the people of the community.  
18 There is time to reassess this  
19 thing. This business needs to take  
20 on its own responsibility. If he  
21 wants to improve the value of his  
22 building, he needs to put his own  
23 investment money in it or get  
24 investments from somewhere else.

25 To steal money from the little

1  
2 homeowners of a community that is so  
3 overburdened with taxes is just  
4 unconscionable and that needs to be  
5 part of your decision. Thank you.

6 MR. PAROLA: Thank you. Would  
7 anyone else like to be heard?

8 MS. WINSTON: Considering I was  
9 just given this, I have a question  
10 on the data input sheet commercial  
11 development. Jobs retained  
12 operation, 881 for 50 Clinton.

13 Is there a way that you can  
14 ascertain whether or not this figure  
15 is accurate?

16 MR. PAROLA: That figure is  
17 submitted by legal affidavit so if  
18 it is not accurate, it is perjury to  
19 be submitting such a document that  
20 is not legally supportable.

21 MS. WINSTON: I didn't ask  
22 that. I asked did he show you  
23 proof?

24 MR. PAROLA: They submit  
25 information with respect to the



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number of jobs, yes.

MS. WINSTON: What was the  
information.

MR. PAROLA: A sworn affidavit.

MS. WINSTON: That's not  
enough.

MR. PAROLA: That's what the  
law requires.

MS. WINSTON: That's what the  
law requires so he can give you any  
number and what way do you have of  
checking whether or not he's telling  
the truth. An affidavit just holds  
him to whether or not he is telling  
the truth or not and that's an  
instrument that you can use so that  
you can get that situation rectified  
either criminally or civilly  
alright.

MR. PAROLA: Correct.

MS. WINSTON: But he's just  
telling you, I got 800 people  
working there. How do you know he's  
got 881 people working there?

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MR. PAROLA: I just told you.

MS. WINSTON: Then you don't.

That's what you're saying. And now he's projecting 365 people working there. How many of them are going to be Village residents?

MR. PAROLA: We encourage that --

MS. WINSTON: No, I'm asking you because that's part of the deal when it comes down to --

MR. PAROLA: It's not a requirement with the IDA.

MS. WINSTON: Oh, you just take it by face value or you look at the person and say, oh, okay, you got it?

MR. PAROLA: We encourage folks, the developers, to hire from within the local communities, but we can't mandate it on a project like this.

MS. WINSTON: That should be a deal breaker because if he is not

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hiring people from the community,  
what is he doing? He's just reaping  
the benefit for himself.

MR. PAROLA: Usually I don't  
respond to these questions.

MS. WINSTON: If you furnished  
this then, of course, I'm going to  
question it. You furnished it.  
You're required to furnish it and  
I'm going to ask questions on it.

MR. PAROLA: The purpose of the  
hearing is to take your testimony.  
It is not for me to respond to you;  
however, at the end --

MS. WINSTON: That would be  
part of your decision.

MR. PAROLA: I can only follow  
the law. This is a lawful  
situation -- Excuse me.

MS. GARRY: The law does not  
say you don't have to answer  
questions.

MR. PAROLA: That's the law.

MS. GARRY: The law doesn't say

1  
2 that.

3 MR. PAROLA: That's the way a  
4 hearing is treated. This is form  
5 submission to the Board to read  
6 through comments with respect to a  
7 particular application.

8 I will, because you've been  
9 kind enough to spend your time here,  
10 I will give you some thoughts or  
11 responses to some of the things you  
12 said at the end when everyone has  
13 testified so --

14 MS. WINSTON: I just have  
15 another question. You had made  
16 reference that you did not want to  
17 see 50 Clinton an abandoned  
18 building.

19 MR. PAROLA: Do you?

20 MS. WINSTON: Do I? No. But I  
21 don't --

22 MR. PAROLA: We agree.

23 MS. WINSTON: But I don't want  
24 my house to look like it's abandoned  
25 because I'm paying for Moe, Curly,

1  
2 Egor and Monti not to pay their full  
3 share. I don't want that. But  
4 apparently you do. You could care  
5 less about me, you know. So why  
6 don't you take this individual and  
7 put him in your neighborhood where  
8 you live, that building in your  
9 building, okay.

10 You don't live here. No one on  
11 the Board lives in Hempstead.

12 MR. PAROLA: Yes, four members  
13 of the Board live in Hempstead.

14 MS. WINSTON: Allegedly. We  
15 don't know that. And the mayor  
16 picked them and he has four pilot  
17 programs in Hempstead.

18 MR. PAROLA: We're a system of  
19 law. Understand --

20 MS. WINSTON: Well, why don't  
21 you follow the law?

22 MR. PAROLA: I think we are.  
23 Would you like to be heard, sir?

24 MR. SHILLINGFORD: No, because  
25 I'm very angry. John Shillingford.

1  
2 I'm very disappointed with the  
3 mayor. Every time I go to these  
4 meetings I hear the same -- I'm not  
5 going to say the word. You can use  
6 the BS word or whatever word you  
7 want to use, bachelor of science,  
8 I'm tired of the politicians lying  
9 to the people like me.

10 My taxes have gone up so high  
11 that I cannot even pay my taxes now,  
12 but he gets a tax break like the  
13 Bishop. He doesn't pay the right  
14 amount of taxes. He is selling out  
15 all the properties for what? And  
16 who is gaining on it? We are not  
17 gaining on it.

18 I've been living here 29 years  
19 and since he came into power my  
20 taxes are triple. For what? I  
21 don't see the benefit where I live.

22 So, as I said, there is a  
23 building and that person is going to  
24 get tax break. We're the ones that  
25 are supposed to get the tax break,

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not those people that come and want  
to buy the parking lot and all that.  
We're the ones that are supposed to  
be getting the tax break.

It does not matter who we put  
into politics here, democrat,  
republican, they are the same crap.  
I'm sorry for my language.

MR. PAROLA: That's all right.

MR. SHILLINGFORD: Because I'm  
very, very angry that's why I don't  
talk. I go to those meetings and I  
don't talk.

MR. PAROLA: Maybe you should.

MR. SHILLINGFORD: If I talk, I  
will use words they will never think  
it's me. I try to meditate when I  
go to those meetings and say nothing  
and sometimes I walk out  
disappointed. Disappointed in the  
meeting.

The mayor like 11 years he's  
been here and nothing. I live on  
238 Long Beach Road. Nothing since

1  
2 he came into power. He has not done  
3 anything for my area. And the fact  
4 is that he lives two-and-a-half  
5 blocks from me. Trustee Perry lives  
6 like two blocks up from me. I don't  
7 see no improvement. Who's  
8 benefitting? Not me. My taxes are  
9 more than my mortgage.

10 I'm supposed to pay \$21,000 a  
11 year? I don't even make that. They  
12 are making triple figures in salary  
13 and getting tax break. You know  
14 what I'm saying? Six figures,  
15 sorry, they are making. What am I  
16 making? Practically nothing, you  
17 know. What you want me to do? I  
18 cannot use violence. I'm not going  
19 to stoop down to their level. You  
20 see what I'm saying? So I meditate  
21 a lot.

22 One of the worse things I ever  
23 did is to move into the Village.  
24 Since the mayor came like 11 years  
25 now he is there in power. First



1  
2 three times he has not done zip for  
3 me. As I told him, one time he came  
4 to my home, I told him he is not the  
5 mayor. I criticize Mayor Wayne  
6 Hall, whatever his name. What can I  
7 tell you. Better of the two evils  
8 are the democrats but they are both  
9 evil.

10 MR. PAROLA: Thank you, sir.  
11 Would you like to be heard on behalf  
12 of the school district?

13 MS. WILSON: I just have  
14 something else.

15 MR. PAROLA: Certainly.

16 MS. WILSON: I feel that there  
17 should be a cap on all pilots.  
18 There should be a cap or no pilots  
19 because there are too many that are  
20 granted in one year and I feel that  
21 if it's not going to be no pilot, it  
22 should be a cap on any pilot.

23 Don't let so many be approved  
24 in ex-amount of years. It is not  
25 fair to approve for a person

1  
2 applying for a pilot and it gets  
3 approved and you have 10, 5, 11 in  
4 one year. It's ridiculous because  
5 each time a pilot is approved that's  
6 really putting a burden on the  
7 property owner's taxes.

8 I've been living here for like  
9 30-something years, 40 years, in the  
10 Village of Hempstead owning my home,  
11 my husband and I, for like 33 years  
12 so I feel like the gentleman said,  
13 there is no improvement.

14 Since Mayor Hall became the  
15 mayor he approves any and everything  
16 that looks good, not that is going  
17 to benefit the community, but it has  
18 to be that it's going to benefit him  
19 and that's not right.

20 MR. SHILLINGFORD: Thank you.

21 MS. WILSON: You're supposed to  
22 represent the people, not yourself.  
23 Represent the people.

24 MS. WINSTON: Another thing.

25 MR. PAROLA: Just identify

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yourself.

MS. WINSTON: I'm Terry Winston. The mayor has been absent from like two or three meetings and it has been brought to my attention that he's recovering from a kidney transplant and because of his medical state there is a possibility that the decisions that he's making are a result of his condition so I want you to consider that, that there is a possibility that his decisions may not be of his own, you know.

MR. PAROLA: Okay. Just for the record, Deputy Agency Administrator Michael Lodato is here with me.

I have a couple of notes if I can read them here. I have a bad cold but I had to drag myself in here today so I could have the hearing.

First of all, I'm sympathetic

1  
2 to everything that you're saying but  
3 you have to understand that the  
4 mandate of an IDA unfortunately is  
5 not, per se, to do property tax  
6 relief or other benefits for  
7 homeowners.

8 Under the General Municipal Law  
9 of the State of New York, the IDA is  
10 mandated to foster business,  
11 commercial development, and that is  
12 what we try to do.

13 With respect to 303 Main, just  
14 as a thought, one of the key  
15 requirements in the General  
16 Municipal Law is "that but for an  
17 IDA, the project would not go  
18 forward." 303 Main, for example,  
19 would be a hole in the ground right  
20 now. It would not have gone forward  
21 but for the benefits.

22 MS. WINSTON: What are the  
23 benefits?

24 MR. PAROLA: The pilot is still  
25 in effect.

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MS. WINSTON: The pilot is the benefit of the developer. We're using vital services because that building is there --

MR. PAROLA: Please. I let you speak, I didn't interrupt. Let me finish my thoughts. I'm only going to tell you what my observations are. I may be wrong but this is what I observed in my few years.

MS. WINSTON: You're wrong --

MR. PAROLA: Maybe I shouldn't bother speaking, but I think it should be in the record.

MS. WINSTON: -- because you made your decision.

MR. PAROLA: So you are generating taxes that would not be there. For example, on 303, you would be paying land only, which is about 10-15 percent of what you generate ultimately from a building.

So, yes, in many of these cases the short-term affects are negative

1  
2 but the long-term affects are  
3 ratebles or structures or buildings  
4 that will be taxed and beneficial to  
5 the community down the line.

6 Part of the IDA mandate is  
7 jobs. And, for example, this  
8 particular project by the second  
9 year they have 881 and, again, it's  
10 by affidavit, so it's a criminal  
11 offense --

12 MS. WINSTON: Same number.

13 MR. PAROLA: Please. They are  
14 committed to 1246 jobs by the end of  
15 the second year, which by --

16 MS. WINSTON: 50 Clinton or 303  
17 Main?

18 MR. PAROLA: No, we're on  
19 Clinton. We're on the subject  
20 property. That was just an aside.  
21 As to the subject property, no,  
22 obviously -- and I should mention  
23 and many of things that Ms. Garry  
24 said, the housing benefits that we  
25 provide, many of these, and with all

1  
2 due respect to the homeowners, these  
3 are tenants that would not be able  
4 to afford the benefits that are  
5 provided by IDA by keeping the rates  
6 down. Those go directly to tenants  
7 so that they can afford to stay in  
8 the community and have a home.  
9 That's one of the things that the  
10 IDAs provide or can provide. We  
11 can't help homeowners. It's not in  
12 the law.

13 MS. GARRY: They are getting  
14 full value.

15 MS. WILSON: You can burden  
16 homeowners.

17 MR. PAROLA: Obviously, we're  
18 not the place to voice the concerns  
19 that many of you have with respect  
20 to the administration, but I will  
21 say that as a result of legislation  
22 passed by Assemblywoman Earlene  
23 Hooper, four members of the  
24 community appointed by the Village  
25 Board sit on any matter before the

1  
2 IDA for purposes of that particular  
3 hearing in the respective  
4 jurisdiction; in this case, the  
5 Village of Hempstead.

6 So our seven member board is 11  
7 for such items. Those members,  
8 since they are, I guess, almost  
9 eight months or so on the Board,  
10 have generally supported the  
11 proposals that have come forward  
12 with respect to projects that the  
13 IDA is extending benefits, including  
14 this one.

15 This particular project -- and  
16 maybe the last aspect I'll just  
17 address -- is, that "but for."

18 This building has 40 percent  
19 unoccupied. Now, if that building  
20 goes belly up --

21 MS. WINSTON: Big deal. I  
22 don't care. That's his problem.

23 MR. PAROLA: -- that will have  
24 a worse impact upon the community --

25 MS. WINSTON: Really.



1  
2 MR. PAROLA: -- than the  
3 benefits that we're providing. Why?  
4 Because in assessment on commercial  
5 establishments the income production  
6 is part of what is in the process of  
7 determining what the property taxes  
8 are. So if that building becomes a  
9 vacant closed up entity, the taxes  
10 that we're receiving would be less  
11 because they would file a  
12 certiorari, a challenge to the  
13 assessments, and the taxes would be  
14 lower. And that is, in many of the  
15 cases, what we've done here that  
16 trying to help the community build  
17 up by providing benefits to help the  
18 economic engine of the community.  
19 And we do encourage local  
20 employment.

21 This Renaissance project, which  
22 I personally would have voted  
23 against, the first phase if I were a  
24 member. I'm not. I'm just staff.

25 MS. GARRY: Did you make a

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recommendation against it?

MR. PAROLA: I did.

MS. GARRY: How come you did  
not do that in public?

MR. PAROLA: Because it's not  
my job. I counselled that I thought  
it was not the greatest project in  
the world and I though we shouldn't  
be doing it. Too much housing and  
too much controversy. Let it go to  
County and that's what I personally  
counselled in our closed-door  
meeting. But again, I'm not a  
member in terms of the Board.

And I do agree there are too  
many pilots in the Village of  
Hempstead but, unfortunately, the  
IDA can only address items that come  
before it so areas that are more  
urban -- and it's suburban but it's  
urban -- are the areas that  
developers want to be in. They  
don't want to be in Levittown, it's  
all residential, for example, and

1  
2 they pay a penalty for that,  
3 obviously, because they don't get  
4 the rateables. But they don't want  
5 to go to Levittown. There's no  
6 development there in terms of  
7 commercial establishments or zoning  
8 board. So unfortunately, the west  
9 end, the Valley Streams, the Garden  
10 Cities, the Hempstead Village, they  
11 are heavily commercialized in terms  
12 of the fact that that's where a  
13 great deal of our projects come  
14 from.

15 Five Towns, for example, or  
16 Freeport, for example. Those are  
17 the areas where a high percentage of  
18 what comes before us lie because  
19 they lend themselves to commercial  
20 development. Wrong or right, that  
21 is the reality that my Board has to  
22 deal with. They have to deal with  
23 that which comes before them. And  
24 for a while -- I can say to you  
25 before the Renaissance item came

1 forward, we were going to put a  
2 moratorium on any development in  
3 Hempstead for the very reasons that  
4 you set forth, but the Board and,  
5 again, it's the Board's decision,  
6 not mine, the Board felt that, what  
7 are we here for? We are here for  
8 economic revitalization and to  
9 provide jobs; so therefore, that's  
10 our mandate. That's what the law  
11 requires and that's what the Board,  
12 at least at this point, they may  
13 change their mind at some point, but  
14 that is the controlling view as to  
15 where they're going.

17 MS. GARRY: I have a correction  
18 on material that I have here.

19 MR. PAROLA: Sure.

20 MS. GARRY: Katherine Garry  
21 speaking. Where I put 10 added  
22 pilots and I mentioned it really  
23 should have been 11 because the  
24 parking lot number one; however, I  
25 had forgotten there was still

1  
2 another one that has been granted by  
3 this Board and that is the building  
4 on Front Street behind the post  
5 office for the Dollar Store and  
6 other things. So there is really 12  
7 new that have been added since 2010.

8 MR. PAROLA: Which, just let me  
9 interject -- Excuse me. I don't  
10 want to be rude, but that project we  
11 did a lot of work on. In fact, it  
12 fell through because Dollar Stores  
13 had certain conditions for the  
14 developer. But that man, Mr. Mann  
15 is his name, he worked very hard.  
16 You know it was there before vacant  
17 for like 20 years with nobody paying  
18 taxes. That is a good example of a  
19 project that helps the Village  
20 because he added jobs. He improved  
21 that whole little area there. And  
22 hopefully you'll see other retail  
23 stores, et cetera, go in areas that  
24 are underdeveloped and vacant to a  
25 large extent. That's what IDA's --

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I think that was a good example of  
what an IDA should do.

MS. WILSON: There are multiple  
dollar stores in Hempstead already.  
They are piling on top of each  
other. How long do you think they  
are going to be able to operate if  
they are doing the products in which  
they do, how long you think that  
store is going to be there? The  
next year they will be gone and they  
still won't be done paying back the  
taxes that they owe the Village or  
the Town for the pilot because they  
have to close.

MS. GARRY: See when a  
community has so many pilots  
already, you have to consider that  
and that is because the benefit  
becomes negative now because of all  
the other history of all these other  
pilots. You cannot just look at  
that little piece of property  
separately, okay. It needs to be

1  
2 looked in the context of the whole  
3 community and a community that has  
4 taken a very strong stand  
5 particularly at Parking Lot 1  
6 against because they are finally  
7 seeing how these pilots are not for  
8 the people. They are for outsiders  
9 and they are destroying the tax base  
10 of the community.

11 Now, back to 303 Main Street  
12 because you made a major statement  
13 on that. You say it would just be  
14 open space. That's your opinion.  
15 It might not be open space. It's  
16 very possible if they did not go  
17 ahead with that building there would  
18 have been a different building,  
19 maybe a two-story building, and it  
20 probably would have brought in the  
21 same amount of money that this giant  
22 building is getting because it's  
23 getting all these tax breaks.

24 So that analysis just doesn't  
25 hold. It's kind of like scare

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He was supposed to put new  
kitchens and new bathrooms in. He  
has not done that. It's been years.  
This is the kind of nonsense that  
happens when you get these people  
and you just believe what they say.

And, in spite of the whole room  
being there, the Board went ahead  
and approved 590-600. The money  
does not go back to the tenants  
necessarily. It seems to us that  
the money goes right back to the  
landlord and this, again, is the  
type of thing that you as a Board  
need to understand.

This community is suffering  
from all of this. These people lie  
to you. You don't really follow-up  
on it. The people in the community  
are at a lower income level, a lower  
educational level, so that they  
don't have the time or the education  
to do the type of research that is  
necessary to go in and understand

1  
2 these governmental projects and to  
3 make proper assessments and then  
4 come and speak in public. It's hard  
5 for people to speak in public when  
6 they're not used to it. And they  
7 don't speak up for their rights  
8 because they have been held down and  
9 afraid of repercussions of landlords  
10 and all kinds of things.

11 But the fact is the people of  
12 Hempstead they are suffering from  
13 this and all of these scare tactics  
14 or what would happen if we didn't  
15 let them have it? Well, maybe this  
16 guy with the Dollar Store, maybe he  
17 would have found the money to do it  
18 anyway without the pilot. See, we  
19 don't know that. Or maybe somebody  
20 else would come forth.

21 And if the Village, with those  
22 that have the wherewith all that  
23 have been supporting this ridiculous  
24 downtown redevelopment that is going  
25 to impact not only Hempstead, it's

1  
2 going to impact this entire Nassau  
3 County.

4 You get on the roads, they're  
5 putting 10,000 more people in here.  
6 It's like craziness, absolute  
7 craziness. And for you to support  
8 that kind of thing is absolute  
9 nonsense and to support this other  
10 stuff in terms of what the condition  
11 of the people is, you have to take  
12 that into -- maybe the law doesn't  
13 specifically say that but common  
14 sense says it and common sense is  
15 part of the human experience and so  
16 is compassion and caring about other  
17 people.

18 These people have investments.  
19 These three residents who have come  
20 out here today they have investments  
21 in Hempstead and it's their home and  
22 they don't want to lose their home  
23 and it's time for you as a Board to  
24 just stop this constant harassment  
25 of the people of Hempstead and do

1  
2 the morally correct thing and say  
3 enough is enough. That's my  
4 statement.

5 MR. PAROLA: Thank you.

6 MS. WINSTON: Terry Winston. I  
7 would like to also reiterate what  
8 Ms. Wilson was saying with respect  
9 to the Dollar Store because Mr.  
10 Parola commented that that was a  
11 good project.

12 Given the fact that the Village  
13 of Hempstead has Dollar Stores and  
14 they are not necessarily dollar  
15 stores per se that sell all of their  
16 products for a dollar, it goes up to  
17 like a 1.49 or what have you, these  
18 individuals, I don't know if they're  
19 paying their fair share of taxes,  
20 but I'm assuming that they are.  
21 They are small business owners.  
22 They have been in the Village of  
23 Hempstead for years. If you put  
24 that Dollar Store on Front Street  
25 and he's getting a pilot and they're

1  
2 not, you're going to run them out of  
3 business because no one is going to  
4 go to them. They will go to the  
5 Dollar Tree Store because everything  
6 in there is a dollar.

7 So you're running all these  
8 small businesses out there that's  
9 been dedicated to investing money in  
10 Hempstead out of the Village because  
11 you think that having that Dollar  
12 Tree is a good idea. I think not.

13 You know, once again, you're  
14 deciding what's good for the Village  
15 of Hempstead without looking at all  
16 the factors and this has to be  
17 looked at. All right. The reason  
18 why this meeting is here is because  
19 you didn't intend on having us here.  
20 I know that. I also believe that  
21 you've already made your decision.  
22 All right. Okay. And I want you to  
23 know and understand that this is not  
24 the end. If I have to picket in  
25 front of this denouncing the IDA I

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will every day.

Whether it's by myself or other people, I'm going to expose the IDA for what they truly are, okay.

MR. PAROLA: Thank you.

MS. GARRY: Can I just ask who this gentleman is here.

MR. LEVENSTEIN: My name is Gene Levenstein. I'm the interim Superintendent for Business Affairs for the Hempstead School District.

MS. GARRY: For the Hempstead School District for business.

MR. LEVENSTEIN: The Superintendent asked me to attend today's meeting.

MS. WINSTON: The school district asked you to attend.

MS. GARRY: Thank you.

MS. WILSON: I live on 93 Surrey Lane in Hempstead south of Fulton.

Now there is another project that's being done across the street.

1  
2 It used to be a Mobil Service  
3 Station and across there is two more  
4 service stations; however, I don't  
5 know if they're going to be applying  
6 for a pilot, but I do know it's  
7 going to be mixture of they want to  
8 sell other food items and so what's  
9 in that particular project and yet  
10 across the street where it was a  
11 bodega, it was closed, they reopened  
12 and they are selling the same stuff.  
13 How much can you put in one town?  
14 You have a bodega on every corner.  
15 It's too much. It is too much. And  
16 it's time to think about it. If you  
17 don't -- Now, I know that if you  
18 keep approving it's never going to  
19 stop. When you start refusing, they  
20 will move somewhere else. They are  
21 not going to stay. If you start  
22 refusing, they will go somewhere  
23 else and try to get it because once  
24 the developers build what they want  
25 to build, they're out of here.

1  
2           See, they are thinking about  
3           their pockets, not about who it's  
4           going to affect. They're only  
5           thinking about how much they can  
6           make and they're outta here so they  
7           care less how long it's going to  
8           take or if a place is going to go  
9           under. They don't care. They build  
10          and they make theirs and the ones  
11          that are here have to suffer. And  
12          that, to me, is not for the people.  
13          And, to me, I feel that the  
14          government should stand for what it  
15          represents. For the people and by  
16          the people. And the way things are  
17          done now, it's not either. It's not  
18          either. It's against the people.

19               MR. PAROLA: Thank you. Anyone  
20               else wish to testify?

21               All right, Dolly, I'm  
22               recognizing it's 10:15. I'm  
23               adjourning this hearing sine die.  
24               Thank you all.

25               (Time noted: 10:15 a.m.)



INDEXEXHIBITS

<u>COMMUNITY</u>	<u>Description</u>	<u>Page</u>
Exhibit A	Proposed Budget	27
Exhibit B	Tax Bill	30

## CERTIFICATION

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

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

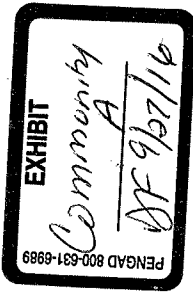
THAT the within transcript is a true record  
of the testimony given by said witness.

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

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 27th day of September,  
2016.

-----  
DOLLY FEVOLA



VILLAGE OF HEMPSTEAD PROPOSED BUDGET FOR 2016 - 2017  
ESTIMATED REVENUES SCHEDULE A-1 GENERAL FUND

ACCOUNTS FOR:		2013-2014 ACTUAL FOR YEAR	2014-2015 ACTUAL FOR YEAR	2015-2016 MODIFIED BUDGET	2015-2016 ACTUAL TO DATE	2016-2017 PROPOSED BUDGET
1 REAL PROP. TAX ITEMS						
A 1001	Real Estate Taxes	55,278,278	58,171,882	62,710,071	62,755,156	62,710,071
A 100101	Real Estate Taxes-Prior Years	689,804	473,942	400,000	307,983	400,000
A 1005	Taxes on Prev. Exempt Prop.	21,929	11,464	5,000	3,267	5,000
A 108101	In Lieu of Tax-Adams Court Apt	61,848	60,331	69,963	64,401	66,332
A 108102	In Lieu of Tax-Housing Auth. (4) Bldgs	52,482	167,933	51,500	-	59,000
A 108103	In Lieu of Tax-Hofstra Univ.	40,000	40,000	40,000	40,000	40,000
A 108104	In Lieu of Tax-Clinton Residen	24,255	24,740	25,235	25,235	25,740
A 108105	In Lieu of Tax-Housing Assoc. (2) Bldgs	60,816	63,016	61,000	-	63,000
A 108107	In Lieu of Tax-Union Sr. Plaza	11,242	11,355	11,468	11,468	11,583
A 108108	In Lieu of Tax-Antioch Housing	7,101	7,172	7,244	7,244	7,316
A 108109	In Lieu of Taxes-Rivoli	56,275	57,964	59,703	59,703	61,494
A 108110	In Lieu of Tax-JDM Long Island	156,135	-	-	-	-
A 108111	In Lieu of Tax-Hemp Prop LLC	115,524	122,533	122,429	126,201	129,837
A 108112	In Lieu of Tax-Park Lake Res.	122,869	130,453	136,975	136,975	143,823
A 108114	In Lieu of Tax - Terrace 100	273,297	281,268	289,485	289,485	297,956
A 108116	In Lieu of Tax - PGV Develop	16,911	17,754	18,115	18,641	18,930
A 108117	In Lieu of Tax-Bedell Terr	38,500	36,854	40,903	44,263	42,130
A 108118	In Lieu of Tax- Millenium Suo	74,915	82,406	83,925	84,466	87,009
A 108119	In Lieu of Tax- 110 Graham -	61,602	63,069	65,993	66,002	70,392
A 108120	In Lieu of Tax-Lincoln Mercury	18,124	19,410	21,203	21,209	23,773
A 108121	In Lieu of Tax- 590-600 Fulton	268,128	268,128	285,104	276,742	284,321
A 108122	In Lieu of Tax - 303 Main LLC	115,344	115,344	270,000	271,782	271,782
A 108123	In Lieu of Tax - 927 Realty	94,092	94,092	94,092	94,092	100,340
A 108124	In Lieu of Tax - Millenium R	121,418	121,418	139,722	121,418	139,722
A 108125	In Lieu of Tax-Village Lofts	-	16,721	16,721	16,721	17,011
A 108126	In Lieu of Tax-Garden City Jee	-	-	-	98,284	98,284
A 109001	Int. & Pen. on Real Prop. Tax	441,944	461,115	300,000	362,922	350,000
A 109002	Int. & Pen. on Vill Owned Lien	100,578	78,161	90,000	99,997	80,000
TOTAL REAL PROP. TAX ITEMS		58,323,413	60,998,525	65,415,851	65,403,657	65,604,846

2 NON-PROPERTY TAXES

A 1120	Sales Tax Distribution by Cty	149,738	149,738	150,000	-	150,000
A 113001	Electric & Gas Co.	630,121	615,114	600,000	1,305	600,000
A 113002	Telephone Co.	64,702	13,720	15,000	10,043	15,000
A 1170	Franchise Fees	760,273	799,475	700,000	730,359	700,000

13 Pilots + 4 = 17  
Prior to  
Winter 2010

Added  
since  
winter  
2010

**Properties Off Tax Rolls - Due to PILOT  
Tax Break Agreements**

	A/V
114-134 Yale St - Housing Authority Apartment House Complex	\$ 159,800
260 Clinton St. - Housing Authority Apartment House Complex	756,600
107 James Burrell Ave - Senior Citizen Apartment Complex and Parking Lot Antioch Housing Development Corp.	101,900
206 Clinton St - Clinton Residence, Inc Apartment House Complex	98,900
20 Totten St - Housing Authority Apartment House Complex	351,650
173-191 Fulton Ave - Commercial Building, Ground level Parking Lot and Multi-level Parking Garage in rear of building	715,185
100 Terrace Ave - Apartment House Complex	367,290
151 S Franklin St - Union Plaza Senior Apartment Complex Union Baptist Housing Development Corp	155,880
400 Fulton Ave (80 Clinton St) - Senior Apartment House Complex	376,250
20 & 40 Gladys - Housing Authority Apartment House Complex	141,800
Adams Court Apartment Complex - Grove St, Linden Pl, Evans Ave, Maple Ave and S Franklin St	517,850
Parkside Gardens Town House Apartments (near Campbell Park) Maple Ave, Elm Ave. Evans and Laurel Ave - PGV Ltd	1,442,900
Martin Luther King Dr. - Park Lake Apartment Complex	1,201,200
110 Jerusalem Ave - Apartment Complex (Housing Associates, owner)	679,000
130 Jerusalem Ave - Apartment Complex (Housing Associates, owner)	675,500
7-21 Manor Ave - Current owner - Hofstra University - In Process of Being Sold to Private Developer	400,000
40-44 W Columbia St - Rivoli Apartment Complex and Commercial Space	243,450
123-127 West Columbia St - Colonna Senior Citizen Apartment Complex	86,000

**Total A/V PILOT Properties \$ 8,471,155**

Adjustment in Non Taxable A/V due to Pilot  
Payments Totaling \$932,513 Made in Lieu of  
Taxes - 1,518,865

**\*Adjusted Non-Taxable A/V for PILOTS \$6,952,290**

\* For only PILOTS granted Prior to 2011

As of Winter 2010

10 additional PILOTS  
have been added since  
Winter 2010

3 More Are  
Proposed

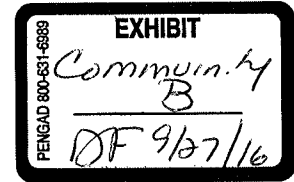
When the 10 add'l Pilots  
are added, the tax  
loss to Village is in  
area of approx. between  
\$6 & 7 million per year,  
even after deducting the  
Pilot Payments!!!

\$6,952,290 as of Winter 2010  $83\% \text{ of } 6,952,290 = 5,770,400$   
2016 TAX Rate TAX LOSS  
TO Village



# NASSAU COUNTY

LONG ISLAND, NEW YORK



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Date Taken: 08/23/2012

1234

**Address:** 303 MAIN ST. HEMPSTEAD, 11550

**Village:** Incorporated Village of Hempstead -

**School:** Hempstead - 1

**Town:** Hempstead

**Section:** 34

**Block:** 191

**Lot:** 1

**Condo:**

**Unit:**

Values      General and School Taxes      Property Description      Recent Sales

My Nassau Info

School Taxes      General Taxes

2016      2015      2014      2013

TAX LEVY DESCRIPTION	TAXABLE VALUE	TAX RATE PER \$100	TAX DOLLAR AMOUNT
----------------------	---------------	--------------------	-------------------

Net School Tax

Net Library Tax      0

Net Recreation Tax

Combined School Taxes

**Total School Taxes**      0

1st Half Taxes      0

2nd Half Taxes      0

CODE	DESCRIPTION	EXEMPT AMOUNT	SAVING DUE TO EXEMPTION <sup>School Tax</sup>
------	-------------	---------------	-----------------------------------------------

18020	MUNICIPAL INDUSTRIAL DEV AGENC	255528	\$1562980.45
-------	--------------------------------	--------	--------------

**Total School Exemption Savings:**      \$1562980.45

EXEMPTION DESCRIPTION	TAX RATE	TAXABLE VALUE
-----------------------	----------	---------------

MUNICIPAL INDUSTRIAL DEV AGENC	611.667	255528
--------------------------------	---------	--------

Values      General and School Taxes      Property Description      Recent Sales      My Nassau Info

School Taxes      General Taxes

2016      2015      2014      2013

TAX LEVY DESCRIPTION	TAX DISTRICT#	TAXABLE VALUE	TAX RATE PER \$100	TAX DOLLAR AMOUNT
NASSAU COUNTY TAXES				
11C - County General Fund	399		2.322	
11F - Fire Prevention	399		1.733	
11N - Nassau Community College	399		5.429	
11P - County Police Headquarters	399		38.279	
11W - STORM WATER RESOURCES ZONE OF ASSESSMENT	399		1.563	
1304 - SEWER DISPOSAL ZONE OF ASSESSMENT	399		3.475	
TOWN OF HEMPSTEAD TAXES				
11T - Town General Fund	399		14.412	
1X - Town of Hempstead Refuse Disposal District	399		9.611	
<b>TOTAL</b>				0
1st HALF				0
2nd HALF				0

### Tax Exemption

CODE	DESCRIPTION	EXEMPT AMOUNT	SAVING DUE TO EXEMPTION
18020	MUNICIPAL INDUSTRIAL DEV AGENC	255528	\$196306.84

Total General 2016 Exemption Savings:

\$196306.84

### Tax Exemption Description

EXEMPTION DESCRIPTION	TAX RATE	TAXABLE VALUE
-----------------------	----------	---------------