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IN THE MATTER OF THE  
TOWN OF HEMPSTEAD INDUSTRIAL  
DEVELOPMENT AGENCY BOARD MEETING

-----x

Teleconference

December 17, 2020  
9:10 a.m

B E F O R E: FLORESTANO GIRARDI,

Denise Mantekas,  
Court Reporter

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

Town of Hempstead IDA

FRED PAROLA  
EDIE LONGO  
ARLYN EAMES  
LAURA TOMEO MICHAEL LODATO  
LORRAINE RHOADS

JOHN RYAN, Ryan Brennan & Donnelly, LLP  
BILL WEIR, Nixon Peabody  
PAUL O'BRIEN, Phillips Lytle LLP  
ALLEN WAX, Todd Shapiro's Office

Board of Directors

FLORESTANO GIRARDI  
JAMES MARSH  
REV. ERIC MALLETT  
JACK MAJKUT  
ROBERT BEDFORD

Village of Hempstead Board

LAMONT JOHNSON  
DAN OPPENHEIMER  
STACEY HARGRAVES

50 Clinton Street

DAN BAKER, Certilman Balin

PARK LAKE HEMPSTEAD

Dan Deegan, Forchelli Deegan Terrana

CHAIRMAN GIRARDI: Let's take a quick attendance. Flo Girardi here.

Mr. Marsh?

MR. MARSH: Present.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Present.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Present.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: (No verbal response.)

Reverend Mallette?

REVEREND MALLETTE: Here.

CHAIRMAN GIRARDI: Mr. Johnson?

MR. JOHNSON: Present.

CHAIRMAN GIRARDI: Mr. Oppenheimer?

MR. OPPENHEIMER: Present.

CHAIRMAN GIRARDI: Ms. Hargraves?

MS. HARGRAVES: (No verbal response.)

Ms. Guerra?

1  
2 MS. GUERRA: (No verbal  
3 response.)

4 CHAIRMAN GIRARDI: I thought  
5 Ms. Hargraves was on. We're waiting  
6 for Ms. Hargraves to respond so we  
7 could open the meeting.

8 MS. EAMES: This is Arlyn. I  
9 just said that I left a message for  
10 Ms. Hargraves.

11 CHAIRMAN GIRARDI: I thought I  
12 heard her. I guess I was wrong.

13 Should I call the meeting to  
14 order and we'll come back to  
15 Hempstead. What do you think, Fred?  
16 The time is 9:13.

17 I'd like to call to order the  
18 Town of Hempstead IDA meeting. We  
19 have a quorum. We're waiting for  
20 the Village Board members for  
21 Village business.

22 Village of Freeport. No new  
23 business.

24 I'm going to jump ahead to new  
25 business. Applications,

1  
2 Transactions Resolutions and  
3 Presentations. Consideration of a  
4 Tenant Consent for BRG Office LLC,  
5 711 Stewart Avenue, Garden City -  
6 Prophase Diagnostics, Inc.

7 MR. PAROLA: This is  
8 26,000 square feet. It seems  
9 perfectly in order. It's at 711  
10 Stewart Avenue.

11 CHAIRMAN GIRARDI: I'll make  
12 the motion.

13 REVEREND MALLETTTE: Second.

14 CHAIRMAN GIRARDI: Let's take a  
15 vote. Flo Girardi is an aye.

16 Mr. Marsh?

17 MR. MARSH: Yes.

18 CHAIRMAN GIRARDI: Mr. Majkut?

19 MR. MAJKUT: Aye.

20 CHAIRMAN GIRARDI: Mr. Bedford?

21 MR. BEDFORD: Aye.

22 CHAIRMAN GIRARDI: Reverend  
23 Mallette?

24 REVEREND MALLETTTE: Aye.

25 CHAIRMAN GIRARDI: Next item.

1  
2 Consideration of a Tenant Consent  
3 for The Promenade at Central, 49  
4 North Central Avenue, Valley Stream.

5 MR. MARSH: This is Jim Marsh.  
6 I recuse myself from any  
7 consideration on this project. I'll  
8 file the form with you later today.

9 CHAIRMAN GIRARDI: Okay.

10 MR. PAROLA: I don't have a  
11 great deal of information on this,  
12 Mike. Do you have anything?

13 MR. LODATO: The owner sent  
14 over a letter and informed us that  
15 it is an architectural office and  
16 they would be drafting up designs  
17 and an architecture order.

18 MR. PAROLA: Oh, I got it. I  
19 found it.

20 Somebody is ruffling papers.  
21 It's very annoying.

22 It's a three-year term. It's  
23 1900 square feet. I believe two  
24 full-time jobs. It's at 49 North  
25 Central in Valley Stream. All seems

1  
2 in order. You can argue with an  
3 architect.

4 CHAIRMAN GIRARDI: I'll make  
5 the motion. Do I get a second?

6 MR. BEDFORD: Second.

7 CHAIRMAN GIRARDI: Let's take a  
8 vote. Flo Girardi is an aye. Mr.  
9 Marsh is recused.

10 Mr. Majkut?

11 MR. MAJKUT: Aye.

12 CHAIRMAN GIRARDI: Mr. Bedford?

13 MR. BEDFORD: Aye.

14 CHAIRMAN GIRARDI: Reverend  
15 Mallette?

16 REVEREND MALLETT: Aye.

17 CHAIRMAN GIRARDI: Next item on  
18 the agenda. New business. We'll  
19 move on to the CEO's Report.

20 MR. PAROLA: We have one new  
21 project in West Hempstead where the  
22 old wholesale liquidators was. That  
23 area has really been an eyesore. We  
24 know that they are meeting with the  
25 community. It would be 428 units so

1  
2 it's not a small project. It's 180  
3 million dollars, 65 studios, 174 one  
4 bedrooms, 149 two bedrooms. That  
5 will be moving along.

6 We've had a number of other  
7 inquiries in terms of businesses and  
8 a number of items are percolating at  
9 the present time. It looks like  
10 we'll have a busy 2021.

11 If anybody has any questions,  
12 we will be happy to entertain them.

13 CHAIRMAN GIRARDI: Next item on  
14 the agenda. Consideration of a  
15 Resolution to continue waiving  
16 Administrative late fees for PILOT  
17 payments due to the pandemic.

18 I'll make that motion. Do I  
19 have a second?

20 REVEREND MALLETT: Second.

21 MR. MARSH: I have a question  
22 on this. How many of our customers  
23 have, in fact, been paying late?

24 MS. EAMES: On average, we have  
25 about 70 PILOTS and I would say



1  
2 three or four are, you know,  
3 sometimes late or right on the edge.  
4 We can't by law not charge them the  
5 5 percent penalty per their lease  
6 agreement, their PILOT agreement,  
7 but this is just a way to ease the  
8 pain by not charging them the IDA  
9 administrative late fee on top of  
10 that. The administrative late fee  
11 was something we just started doing  
12 last spring. Then once COVID  
13 started getting really bad, we  
14 decided to pull it back. This is  
15 just an extension of it for another  
16 six months.

17 MR. MARSH: But this is only  
18 benefitting four or five PILOTS?  
19 The rest are all paying?

20 MS. EAMES: Yes. Everyone is  
21 pretty much paying, yes.

22 MR. MARSH: So is there a real  
23 reason that these four or five are  
24 not paying? What type of structures  
25 do the PILOTS involve? Are they

1 residential? Are they commercial?  
2  
3 What type of PILOTS? Why should we  
4 consider treating four or five  
5 people specially?

6 MS. EAMES: Fred, do you want  
7 to answer that?

8 MR. PAROLA: Well, I don't  
9 think there are any residential.  
10 They're all businesses. One is a  
11 retail that, quite obviously, when  
12 we do retail is impacted and,  
13 obviously, we know what is happening  
14 to retail. We won't have to worry  
15 about retail soon because if this  
16 continues there won't be any retail  
17 left to visit. We are not  
18 benefitting three or four. We are  
19 making an overture to everyone and a  
20 few are availing themselves of it.

21 MR. MARSH: The problem that I  
22 have with that is, we're not getting  
23 specific requests. They're not  
24 telling us how their business has  
25 been impacted and why they're paying

1  
2 late. We're just doing it because  
3 it sounds like a nice thing to do.  
4 We're not really treating everybody  
5 fairly. The ones who are paying on  
6 time, what is to stop them from  
7 saying now, oh, there is no big  
8 deal. We'll let it slide. I have a  
9 problem with treating in a kind of  
10 an ad hoc manner, particularly if  
11 these people haven't come forward  
12 and asked for any relief.

13 MR. PAROLA: Okay. I mean,  
14 that's an argument that, you know,  
15 if that is your inclination, then  
16 it's a no vote for you.

17 MR. BEDFORD: I understand what  
18 Mr. Marsh is saying but this type of  
19 waiver of administrative late fees  
20 seems to be in line with most of the  
21 state and federal guidance to work  
22 with, you know, those who may be  
23 affected by the COVID 19 pandemic.  
24 Additionally, we're staring down the  
25 barrel of what everybody is saying

1  
2 is going to be a resurgence. I  
3 would think that this would make  
4 sense. They're still paying the  
5 required 5 percent. This is the  
6 administrative late fee. This is  
7 not a permanent function. This is  
8 only to carry through what appears  
9 to be, you know, the second half of  
10 this pandemic that our community is  
11 facing. I would say that this makes  
12 sense.

13 MR. MARSH: The only thing I'd  
14 say in response to that is that 64,  
15 65 percent out of like 70 are  
16 paying. These four aren't. And as  
17 far as I've been informed, none of  
18 them have come to the IDA and  
19 explained why they can't make the  
20 payments on time. I'd be much more  
21 inclined to give relief to people  
22 who say COVID 19 has impacted our  
23 business and that's why I'm not  
24 paying on time then to just say  
25 you're not paying so that's okay.

1  
2 Everybody is worried about COVID 19  
3 but 64, 65 of the 70 are, in fact,  
4 paying on time so I've got a little  
5 bit of a problem giving a benefit  
6 that's only going to apply to four  
7 or five people. That's my position.

8 MR. RYAN: This is John Ryan.  
9 I just want to clarify. My  
10 understanding is that this has  
11 already been done. This is just a  
12 continuation of what has been done  
13 by this Board previously.

14 MR. PAROLA: That is correct,  
15 John.

16 CHAIRMAN GIRARDI: So could  
17 staff maybe reach out to the  
18 applicants that are paying late and  
19 just get a letter from them just to  
20 have on record as to why they're  
21 paying late?

22 MS. LONGO: Just so everybody  
23 is clear, they are still going to  
24 pay the law mandated penalty. The  
25 administrative fee is the IDA's fee.

1  
2 That was added to our fee schedule  
3 right before the pandemic.

4 MR. PAROLA: Why don't you do a  
5 vote and see if that's the feeling  
6 or not?

7 REVEREND MALLETT: My question  
8 is, the waiving of this fee, it's  
9 not just for those who are late  
10 which, I guess, there are three or  
11 four, but it would be for all of  
12 them in the event that the others  
13 who are not late if they become  
14 late?

15 MR. PAROLA: Correct.

16 REVEREND MALLETT: This is for  
17 everyone, not just the ones who are  
18 currently having issues? For  
19 everyone who currently has a PILOT,  
20 we are giving them this  
21 consideration because of the  
22 pandemic?

23 MR. PAROLA: That is correct.

24 REVEREND MALLETT: Okay.

25 Thank you.

1  
2 CHAIRMAN GIRARDI: It's just  
3 for the people that are late,  
4 correct? It's not for everybody.  
5 If you're late, it get's waived. If  
6 you're not late, it doesn't get  
7 waived.

8 MR. PAROLA: Yes.

9 MR. OPPENHEIMER: Are any of  
10 these relating to Village PILOTS or  
11 --

12 MS. EAMES: Because I'm not in  
13 the office right now, I can't look  
14 up the specific project to let you  
15 know if there were any for the most  
16 recent billing in the Village of  
17 Hempstead. Normally, they're in  
18 every area in the Town of Hempstead.

19 MR. PAROLA: I think one is  
20 Valley Stream. One is Promenade on  
21 Old Country Road. Those two are not  
22 in the Village. As far as the other  
23 two --

24 MS. EAMES: One is a gym in  
25 Baldwin.

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MR. PAROLA: That's three.

MR. OPPENHEIMER: What is the average dollar amount of these late fees?

MS. EAMES: I don't have that specific information. We're not in the office. It's 1 1/2 percent for the administrative late fee. It just applies to the payment that is currently due.

MR. OPPENHEIMER: Okay. Thank you.

MR. PAROLA: On the tax. So we're not talking hundreds of thousands of dollars, quite obviously.

CHAIRMAN GIRARDI: Fred, this is for six months the resolution is going to waive it or we're going month to month? I heard somebody say six months for the consideration of the resolution.

MS. EAMES: The resolution goes to June 30th of 2021. It's



1  
2 extending it for an additional six  
3 months.

4 MR. PAROLA: Flo, you have a  
5 motion on the floor that's been  
6 seconded and first; is it not?

7 CHAIRMAN GIRARDI: Well,  
8 standing Board has a couple of  
9 questions.

10 MR. PAROLA: Only one question  
11 and it's been basically answered.  
12 Why don't you vote on it? You have  
13 a motion on the floor.

14 MS. HARGRAVES: Just to let you  
15 know, Stacey is on the line.

16 CHAIRMAN GIRARDI: Okay, Ms.  
17 Hargraves. Thank you.

18 CHAIRMAN GIRARDI: I made the  
19 motion. Who was the second on the  
20 motion?

21 MR. PAROLA: Reverend.

22 CHAIRMAN GIRARDI: Reverend  
23 Mallette was the second.

24 Let's take a vote. Flo Girardi  
25 is an aye.

1  
2 MR. MARSH: No, until we get  
3 further information.

4 CHAIRMAN GIRARDI: Mr. Majkut?

5 MR. MAJKUT: Aye.

6 CHAIRMAN GIRARDI: Mr. Bedford?

7 MR. BEDFORD: Aye.

8 CHAIRMAN GIRARDI: Reverend  
9 Mallette?

10 REVEREND MALLETTE: Aye.

11 CHAIRMAN GIRARDI: So the ayes  
12 have it.

13 Should I finish new business or  
14 should we jump back to Hempstead  
15 since we have Ms. Hargraves on the  
16 line now?

17 MR. PAROLA: Why don't you  
18 finish?

19 CHAIRMAN GIRARDI: Confidential  
20 Evaluation of Board Performance  
21 Forms.

22 MS. EAMES: This is a form that  
23 is required to be filled out by  
24 Board members and sent in  
25 confidentially. Next month I will

1  
2 provide a summary of the forms, the  
3 answers on the forms.

4 CHAIRMAN GIRARDI: Very good.

5 Any questions?

6 Next item. Consideration of a  
7 Resolution for Sheehan & Company.

8 MR. PAROLA: These are our  
9 auditors. It's \$26,000. They do an  
10 outstanding job. They are very  
11 cooperative. I think they insure  
12 that our internal controls which are  
13 crucial are in place at all times.

14 CHAIRMAN GIRARDI: I'll make  
15 the motion.

16 MR. MARSH: I'll second it.

17 CHAIRMAN GIRARDI: I'll take  
18 the vote. Flo Girardi is an aye.

19 Mr. Marsh?

20 MR. MARSH: Yes.

21 CHAIRMAN GIRARDI: Mr. Majkut?

22 MR. MAJKUT: Aye.

23 CHAIRMAN GIRARDI: Mr. Bedford?

24 MR. BEDFORD: Aye.

25 CHAIRMAN GIRARDI: Reverend

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Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Next item.

Consideration of a Resolution For  
Center for Government Research.

MR. PAROLA: They have the  
capacity to do cost benefit analysis  
which are crucial to our operation.  
They do the smaller ones. There  
should be no question with this I  
hope.

CHAIRMAN GIRARDI: Anybody want  
to make a motion?

REVEREND MALLETTE: I'll make  
the motion.

CHAIRMAN GIRARDI: I'll second  
it. I'll take a vote.

Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

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MR. MARSH: Yes.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Next item on the agenda.  
Consideration of a Resolution for  
Giovatto Agency.

Fred, do you want to explain  
again that there was a name change  
in case anybody was confused?

MR. PAROLA: We have an ongoing  
relationship. He is a new corporate  
entity now. We basically pay  
\$5,000. This is not my area. Mike  
is the expert if you have a question  
for the hosting and maintenance of  
our Town of Hempstead website.

CHAIRMAN GIRARDI: No  
questions? Do I have the --

MR. MARSH: I'll make a motion  
to approve it.

CHAIRMAN GIRARDI: I'll second.  
We'll take a vote.

Reverend Mallette?

REVEREND MALLETTTE: Aye.

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CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Flo Girardi

is an aye.

Next item on the agenda.

Consideration of the Sexual  
Harassment Policy.

MR. PAROLA: Obviously, our society has come to recognize the outrageous incidents that occur often times in workplaces. While our staff, thank goodness, doesn't hold these kind of problems, we do have a policy in place to ensure that in the future or currently if something happens we can deal with it effectively.

CHAIRMAN GIRARDI: I'll make the motion. Do I have a second?

MR. BEDFORD: Second.

1  
2 CHAIRMAN GIRARDI: Let's take a  
3 vote.

4 Reverend Mallette?

5 REVEREND MALLETT: Aye.

6 CHAIRMAN GIRARDI: Mr. Bedford?

7 MR. BEDFORD: Aye.

8 CHAIRMAN GIRARDI: Mr. Majkut?

9 MR. MAJKUT: Aye.

10 CHAIRMAN GIRARDI: Mr. Marsh?

11 MR. MARSH: Yes.

12 CHAIRMAN GIRARDI: Flo Girardi  
13 is an aye.

14 Next item on the agenda.  
15 Consideration of the Standard  
16 Project Procedures.

17 MR. PAROLA: Mike, you worked  
18 on these. Anything you want to add  
19 to it?

20 MR. LODATO: I don't believe  
21 there are any changes from last  
22 year. We went to a committee as  
23 well. It's in good shape.

24 MR. PAROLA: It needs a motion,  
25 obviously.

1  
2 MR. MARSH: I'll make the  
3 motion.

4 CHAIRMAN GIRARDI: I will  
5 second the motion. We'll take a  
6 vote. Flo Girardi is an aye.

7 Mr. Marsh?

8 MR. MARSH: Yes.

9 CHAIRMAN GIRARDI: Mr. Majkut?

10 MR. MAJKUT: Aye.

11 CHAIRMAN GIRARDI: Mr. Bedford?

12 MR. BEDFORD: Aye.

13 CHAIRMAN GIRARDI: Reverend  
14 Mallette?

15 REVEREND MALLETT: Aye.

16 CHAIRMAN GIRARDI: Next item on  
17 the agenda. Consideration of the  
18 2021 Meeting Schedule.

19 MR. PAROLA: Obviously, this is  
20 a recommendation. During the year,  
21 as things come up, we have the  
22 capacity with notice to the public  
23 and obviously our staff and members  
24 to alter it in the event that there  
25 is a crisis or a problem. Right



1  
2 now, this follows our normal fourth  
3 Thursday of the month with respect  
4 to -- It is the fourth Monday,  
5 right?

6 MR. LODATO: It's the second to  
7 the last Thursday of the month.

8 MR. PAROLA: Good.

9 CHAIRMAN GIRARDI: I'll make  
10 the motion. Do I get a second?

11 MR. MARSH: I'll second.

12 CHAIRMAN GIRARDI: Flo Girardi  
13 is an aye.

14 Mr. Marsh?

15 MR. MARSH: Yes.

16 CHAIRMAN GIRARDI: Mr. Majkut?

17 MR. MAJKUT: Aye.

18 CHAIRMAN GIRARDI: Mr. Bedford?

19 MR. BEDFORD: Aye.

20 CHAIRMAN GIRARDI: Reverend  
21 Mallette?

22 REVEREND MALLETT: Aye.

23 CHAIRMAN GIRARDI: Next item on  
24 the agenda. Consideration of a  
25 Resolution for the NYSEDC Membership

1  
2 for 2021.

3 MR. PAROLA: This is a \$1500  
4 commitment, all the more important  
5 with elements in Albany seeking to  
6 tax and go after developers and  
7 businesses that are struggling to  
8 survive. It's a great networking  
9 entity as well as one that keeps us  
10 informed of current legislation and  
11 other economic initiatives.

12 We need a resolution.

13 CHAIRMAN GIRARDI: I'll make  
14 the motion.

15 REVEREND MALLETTTE: Second.

16 CHAIRMAN GIRARDI: I'll take a  
17 vote.

18 Reverend Mallette?

19 REVEREND MALLETTTE: Aye.

20 CHAIRMAN GIRARDI: Mr. Bedford?

21 MR. BEDFORD: Aye.

22 CHAIRMAN GIRARDI: Mr. Majkut?

23 MR. MAJKUT: Aye.

24 CHAIRMAN GIRARDI: Mr. Marsh?

25 MR. MARSH: Aye.

1  
2 CHAIRMAN GIRARDI: Flo Girardi  
3 is an aye.

4 Now we're going to go back to  
5 Hempstead being Ms. Hargraves is  
6 here.

7 First item on the Village of  
8 Hempstead --

9 REVEREND MALLETTE: Mr.  
10 Chairman, may I ask a question? Is  
11 this the time to make a motion to  
12 table this item?

13 CHAIRMAN GIRARDI: That's the  
14 Park Lake Hempstead, 295 South  
15 Franklin?

16 REVEREND MALLETTE: Yes.

17 CHAIRMAN GIRARDI: This is the  
18 time.

19 REVEREND MALLETTE: I want to  
20 make a motion to table this item on  
21 the agenda. Letters are still  
22 coming in. I feel we, at least I,  
23 need more time to review all of the  
24 material that came in with respect  
25 to this item. We're not in person

1  
2 because obviously because of the  
3 pandemic. There is a snowstorm  
4 going. Some people may have power  
5 outages. I just wanted to make a  
6 motion to table this item.

7 MR. MARSH: I'll second the  
8 motion.

9 CHAIRMAN GIRARDI: I'll take a  
10 vote. Flo Girardi is an aye.

11 Mr. Marsh?

12 MR. MARSH: Yes.

13 CHAIRMAN GIRARDI: Mr. Majkut?

14 MR. MAJKUT: Aye.

15 MR. DEEGAN: Mr. Chairman, this  
16 is Dan Deegan, the applicant. Can I  
17 just be heard first?

18 CHAIRMAN GIRARDI: Mr. Majkut?

19 MR. MAJKUT: Aye.

20 CHAIRMAN GIRARDI: Mr. Bedford?

21 MR. BEDFORD: Aye.

22 CHAIRMAN GIRARDI: Reverend  
23 Mallette?

24 REVEREND MALLETTTE: Aye.

25 CHAIRMAN GIRARDI: Next item on

1  
2 the agenda. Village of Hempstead  
3 Consideration of an Approval for a  
4 Sales Tax Exemption of Time only for  
5 Alphamore LLC, 50 Clinton Street,  
6 Hempstead due to pandemic delays.

7 MR. OPPENHEIMER: You didn't  
8 ask us to vote.

9 CHAIRMAN GIRARDI: I'm sorry.  
10 I apologize.

11 Mr. Johnson, as far as Park  
12 Lake --

13 MR. JOHNSON: Can I make a  
14 statement before I vote?

15 CHAIRMAN GIRARDI: I don't see  
16 why not.

17 MR. JOHNSON: I read over 24  
18 letters of support. I also attended  
19 at least two meetings with residents  
20 of that area. Everyone pretty much  
21 in that area is in support of this  
22 project. They have done significant  
23 upgrades already on the buildings.

24 CHAIRMAN GIRARDI: Okay.

25 MR. JOHNSON: My vote is an

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aye.

CHAIRMAN GIRARDI: Mr.

Oppenheimer?

MR. OPPENHEIMER: Are we voting

yes or no to table?

MR. JOHNSON: My vote to table

is an aye.

MR. OPPENHEIMER: I vote no.

CHAIRMAN GIRARDI: Ms.

Hargraves?

MS. HARGRAVES: I have a

statement too. All letters are in

favor of doing the renovations. I

don't really see the reason for

postponing it because we know that

these people really need it. I vote

no.

MR. DEEGAN: Chairman Girardi,

this is Dan Deegan. Can I speak at

all? I don't want to be out of

order.

CHAIRMAN GIRARDI: I'll give

you two minutes. Then staff is

going to give us the vote.

1  
2 MR. DEEGAN: This is Dan  
3 Deegan. I also have my clients on  
4 the phone as well. This is a very  
5 pressing matter. I think that we  
6 have done a lot of outreach to the  
7 community. We've met with the  
8 trustees and more importantly, the  
9 tenants that are living in this  
10 project. This is an opportunity to  
11 completely gut rehab the building  
12 and we are under extreme time  
13 constraints. Today is only a  
14 preliminary inducement. This is not  
15 a final approval of anything. This  
16 is the first step that we need in  
17 order to be in a position to get a  
18 final approval in January. If we  
19 miss today, we're then into  
20 February. And with the HUD  
21 financing tax credits, that could  
22 end up really possibly killing the  
23 whole project. It's going to be a  
24 major improvement to their lives.  
25 As you see from the letters, we have

1  
2 the president of the association.  
3 Everybody is in support of this. We  
4 need this to happen and we need it  
5 to happen ASAP.

6 CHAIRMAN GIRARDI: Mr. Deegan,  
7 we've tabled projects before because  
8 of the pandemic. You have a lot of  
9 public comment and, you know, it's a  
10 little tough to do it on the phone.  
11 A Board member asked to table the  
12 project. We took a vote.

13 Staff, what was the vote?

14 MS. GARRY: Excuse me,  
15 Chairman, I think you missed part of  
16 your agenda of allowing the public  
17 to speak to the issues on the table.

18 CHAIRMAN GIRARDI: Ms. Garry,  
19 we're tabling the motion.

20 MS. GARRY: You did allow Dan  
21 Deegan to speak and you did not  
22 allow other members of the public to  
23 comment.

24 CHAIRMAN GIRARDI: Can you  
25 please tell me the vote?



1  
2 MR. PAROLA: I lost connection  
3 and I had to get back on so I missed  
4 it. Anybody have it from staff? I  
5 apologize.

6 CHAIRMAN GIRARDI: I'll take  
7 the vote again on whether to table.

8 MS. GARRY: You don't allow the  
9 public to speak before the vote?

10 MR. PAROLA: This is a motion  
11 to table.

12 CHAIRMAN GIRARDI: There is a  
13 motion to table. Please. It's a  
14 motion to table.

15 MS. GARRY: I understand that.  
16 You allowed Johnson to speak and you  
17 did not allow the public to speak.

18 CHAIRMAN GIRARDI: Board  
19 members can speak.

20 MS. GARRY: Yes, but you were  
21 supposed to ask the people to have a  
22 comment ahead of the item being even  
23 presented.

24 MS. LONGO: The item is being  
25 tabled, Ms. Garry. There is nothing

1  
2 to discuss. It's being tabled. The  
3 next meeting when it's back on, you  
4 will be invited to talk.

5 MS. GARRY: You let people  
6 speak in support and you refuse to  
7 hear information opposed.

8 MS. LONGO: Did you write a  
9 letter?

10 MS. GARRY: I wrote a comment  
11 to be read at this meeting and  
12 you're not allowing yourselves to go  
13 over the agenda of your meeting.

14 CHAIRMAN GIRARDI: Ms. Garry,  
15 how long is the comment going to  
16 take? I'll give you two minutes.  
17 That's all I gave Mr. Deegan. Let's  
18 go.

19 MS. GARRY: This 42 year PILOT  
20 by Park Lane is on top of a prior 15  
21 year PILOT that has already caused  
22 Hempstead taxpayers some 6 million  
23 and its school district over 12  
24 million dollars. It will extend the  
25 PILOT years until 2062 (inaudible)

1  
2 57 year PILOT which will result in a  
3 loss of over 100 million dollars to  
4 the Village and its school district  
5 taxpayers. Not only will this PILOT  
6 continue to destroy the economic  
7 base of the Village of Hempstead, it  
8 would also end up forcing the  
9 current residents of the Martin  
10 Luther King area out of their homes.  
11 In fact, the real purpose is to  
12 drive the current residents out. In  
13 order to cover this up, the owners  
14 (inaudible) Lamont Johnson, have  
15 actually been meeting with the  
16 tenants there in an attempt to get  
17 tenants to support this ridiculous  
18 adventure. The owners claim to use  
19 the telltale low income tax credit  
20 to fund their misadventure.

21 CHAIRMAN GIRARDI: Ms. Garry --

22 MS. GARRY: The new owners  
23 claim that they cannot go ahead with  
24 the project without this additional  
25 42 year PILOT. Well, if that is

1  
2 true, then it is time that Nassau  
3 County and the Town Board flip the  
4 bill. These PILOTs serve to benefit  
5 only the high income, mostly white  
6 folks of Nassau County and the Town  
7 who do not allow low income housing  
8 in their villages. PILOTs like this  
9 and numerous other PILOTs that have  
10 for over 30 years have done nothing  
11 but destroy the economic base of the  
12 Village of Hempstead in the County.  
13 It is clearly time for the County to  
14 recognize its responsibility to  
15 reimburse Hempstead for their past  
16 mega losses --

17 CHAIRMAN GIRARDI: Ms. Garry --

18 MS. GARRY: The --

19 CHAIRMAN GIRARDI: Can we cut  
20 her off? This is just going on and  
21 on. I'm going to adjourn the  
22 meeting.

23 MR. LODATO: This is Mike  
24 Lodato. I would like to say  
25 something real quick. This is not a

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42 year extension.

MR. PAROLA: Don't go into the details. We have a motion to table. Let's table it.

CHAIRMAN GIRARDI: We have a motion to table. Let's take a vote. Flo Girardi is an aye.

Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Ye.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Johnson?

MR. JOHNSON: No.

CHAIRMAN GIRARDI: Mr. Oppenheimer?

MR. OPPENHEIMER: No.

CHAIRMAN GIRARDI: Ms. Hargraves?

MS. HARGRAVES: No.

1  
2 CHAIRMAN GIRARDI: I believe  
3 that the ayes have it. We're going  
4 to table till next month.

5 Staff, is that correct?

6 MR. PAROLA: It's five to  
7 three, yes. And we may entertain a  
8 special meeting. Let's see how  
9 serious this delay will be with  
10 respect to this proposal.

11 CHAIRMAN GIRARDI: Next item on  
12 the agenda.

13 MR. MARSH: When you're looking  
14 at a special meeting, make sure the  
15 developer presents information that  
16 justifies him taking out a 1 million  
17 dollar developer's fee if this  
18 project goes forward which is  
19 basically being funded with tax  
20 dollars.

21 CHAIRMAN GIRARDI: Next item on  
22 the agenda. Village of Hempstead.  
23 Consideration of an Approval for a  
24 Sales Tax Exemption of Time only for  
25 Alphamore LLC, 50 Clinton Street,

1 Hempstead due to pandemic delays.

2 Staff, did we table this at one  
3 point?  
4

5 MR. PAROLA: I believe so, yes.

6 CHAIRMAN GIRARDI: Does the  
7 staff want to take it?

8 MR. BAKER: This is Dan Baker  
9 from Certilman, Balin.

10 CHAIRMAN GIRARDI: Go ahead,  
11 Dan.

12 MR. BAKER: This is an  
13 application that was made a while  
14 back and approved. They have been  
15 moving forward with their work but  
16 have come across some delays due to  
17 the COVID pandemic and the ability  
18 to get contractors there. It seems  
19 that 30 percent of the work  
20 remaining that was put in for under  
21 the sales tax exemption that  
22 includes the completion of the  
23 garage renovation, work on the HVAC  
24 system and work that is being done  
25 on the 7th floor. All in for those

1  
2 three things, they're figuring about  
3 seven months to get everything  
4 completed. We're asking for a year  
5 so we have a little time because,  
6 you know, with COVID and the ability  
7 to get the people in there.

8 MR. PAROLA: These are not  
9 additional benefits. This is merely  
10 extending the time as Baker  
11 indicated so that they can utilize  
12 the benefits that we provided  
13 previously.

14 MR. BAKER: That is correct.

15 CHAIRMAN GIRARDI: Board have  
16 any questions? Do I have a motion?

17 MS. WINSTON: Can I make a  
18 statement?

19 CHAIRMAN GIRARDI: Is that Ms.  
20 Hargraves?

21 MS. WINSTON: This is Terry  
22 Winston. I'd like to make a  
23 statement.

24 MR. PAROLA: No, you can't make  
25 a statement. I'm sorry.



1  
2 CHAIRMAN GIRARDI: Do I have a  
3 motion? I'll make the motion. Do I  
4 have a second?

5 REVEREND MALLETT: I'll make  
6 the second.

7 CHAIRMAN GIRARDI: I'll take a  
8 vote.

9 MR. MARSH: Now that there has  
10 been a motion made and seconded, it  
11 would be appropriate to allow people  
12 to make comments on the motion. I'd  
13 like to hear from this young lady.

14 MS. WINSTON: That particular  
15 location, 50 Clinton, they have been  
16 on that project way before the  
17 pandemic. I just want you to be  
18 aware that, you know, the Town, the  
19 Board doesn't go down there and  
20 check on these things but I do.  
21 We're going to be playing this game  
22 out until there is another PILOT. I  
23 think it's unfair to the taxpayers  
24 that we're not even -- I mean, see  
25 what that building looks like. They

1  
2 need to tear it down but they keep  
3 playing this game so they can get  
4 free money. It has to stop.

5 MR. PAROLA: Anyone else?

6 MR. OPPENHEIMER: I just want  
7 to comment that I was at the  
8 building on Tuesday, at 50 Clinton  
9 Street. I counted 21 new, repaired  
10 parking spaces. There was a grand  
11 opening of an office shared rental  
12 space on the 7th floor. The lower  
13 garage area still appears to be  
14 substantially unfinished. To state  
15 the building should be torn down, I  
16 don't think it reflects anything --

17 MS. WINSTON: I have pictures.

18 CHAIRMAN GIRARDI: We're taking  
19 a vote, please. We already have a  
20 motion. I'm going to finish the  
21 vote.

22 Ms. Hargraves?

23 MS. HARGRAVES: Aye.

24 CHAIRMAN GIRARDI:

25 Mr. Oppenheimer?

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MR. OPPENHEIMER: Aye.

CHAIRMAN GIRARDI: Mr. Johnson?

MR. JOHNSON: Aye.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Abstained.

CHAIRMAN GIRARDI: Flo is an

aye.

That's it for the Village of  
Hempstead.

I'm going to move on. There is  
no old business.

Meeting and Approval of Minutes  
of Previous Meeting.

MR. MARSH: I'll make a motion  
to waive the reading and to approve  
the minutes as written.

MR. BEDFORD: Second.

1  
2 CHAIRMAN GIRARDI: Reverend  
3 Mallette?

4 REVEREND MALLETTTE: Aye.

5 CHAIRMAN GIRARDI: Mr. Bedford?

6 MR. BEDFORD: Aye.

7 CHAIRMAN GIRARDI: Mr. Majkut?

8 MR. MAJKUT: Aye.

9 CHAIRMAN GIRARDI: Mr. Marsh?

10 MR. MARSH: Yes.

11 CHAIRMAN GIRARDI: Flo Girardi  
12 is an aye.

13 Next item. Report of the  
14 Treasurer. Financial Statements and  
15 Expenditure List from November 13th  
16 to December 10, 2020.

17 REVEREND MALLETTTE:  
18 Mr. Chairman, all looks well. The  
19 financial report is all in order and  
20 I have no remarks of anything out of  
21 the ordinary. All is well.

22 CHAIRMAN GIRARDI: We have no  
23 committee updates.

24 Executive session we do not  
25 need, correct, counsel?

1  
2 We're going to make a motion to  
3 adjourn today's meeting.

4 MR. MARSH: Second.

5 CHAIRMAN GIRARDI: Flo Girardi  
6 is an aye.

7 Mr. Marsh?

8 MR. MARSH: Yes.

9 CHAIRMAN GIRARDI: Mr. Majkut?

10 MR. MAJKUT: Aye.

11 CHAIRMAN GIRARDI: Mr. Bedford?

12 MR. BEDFORD: Aye.

13 CHAIRMAN GIRARDI: Reverend  
14 Mallette?

15 REVEREND MALLETT: Aye.

16 CHAIRMAN GIRARDI: Meeting  
17 adjourned.

18 (Time noted: 9:55 am.)  
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## CERTIFICATION

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

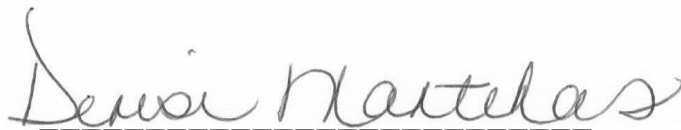
THAT the witness whose testimony is herein  
before set forth, was duly sworn by me; and

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

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

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 19th day of December,  
2020.



DENISE MANTEKAS

<b>\$</b>	13:3	<b>analysis</b> [1] - 20:8	26:23, 26:25, 28:14, 28:19, 28:21, 28:24, 37:12, 37:17, 42:23, 43:2, 43:4, 43:7, 43:9, 43:11, 44:4, 44:6, 44:8, 45:10, 45:12, 45:15	<b>business</b> [8] - 4:21, 4:23, 4:25, 7:18, 10:24, 12:23, 18:13, 43:19
<b>\$1500</b> [1] - 26:3 <b>\$26,000</b> [1] - 19:9 <b>\$5,000</b> [1] - 21:14	<b>7</b>	<b>annoying</b> [1] - 6:21	<b>ayes</b> [2] - 18:11, 38:3	<b>businesses</b> [3] - 8:7, 10:10, 26:7
<b>1</b>	70 [3] - 8:25, 12:15, 13:3 711 [2] - 5:5, 5:9 7th [2] - 39:25, 42:12	<b>answer</b> [1] - 10:7		<b>busy</b> [1] - 8:10
1 [2] - 16:8, 38:16 1/2 [1] - 16:8 10 [1] - 44:16 100 [1] - 35:3 12 [1] - 34:23 13th [1] - 44:15 149 [1] - 8:4 15 [1] - 34:20 17 [1] - 1:8 174 [1] - 8:3 180 [1] - 8:2 19 [3] - 11:23, 12:22, 13:2 1900 [1] - 6:23 19th [1] - 46:15	<b>9</b>	<b>answered</b> [1] - 17:11	<b>B</b>	<b>C</b>
<b>2</b>	9:10 [1] - 1:8 9:13 [1] - 4:16 9:55 [1] - 45:18	<b>answers</b> [1] - 19:3	<b>bad</b> [1] - 9:13	<b>cannot</b> [1] - 35:23
2020 [3] - 1:8, 44:16, 46:16 2021 [4] - 8:10, 16:25, 24:18, 26:2 2062 [1] - 34:25 21 [1] - 42:9 24 [1] - 29:17 26,000 [1] - 5:8 295 [1] - 27:14	<b>A</b>	<b>apologize</b> [2] - 29:10, 33:5	<b>Baker</b> [2] - 39:8, 40:10	<b>capacity</b> [2] - 20:8, 24:22
<b>3</b>	a.m [1] - 1:8	<b>applicant</b> [1] - 28:16	<b>BAKER</b> [4] - 2:18, 39:8, 39:12, 40:14	<b>carry</b> [1] - 12:8
30 [2] - 36:10, 39:19 30th [1] - 16:25	ability [2] - 39:17, 40:6	<b>applicants</b> [1] - 13:18	<b>Baldwin</b> [1] - 15:25	<b>case</b> [1] - 21:10
<b>4</b>	<b>Abstained</b> [1] - 43:13	<b>application</b> [1] - 39:13	<b>Balin</b> [2] - 2:18, 39:9	<b>caused</b> [1] - 34:21
42 [3] - 34:19, 35:25, 37:2 428 [1] - 7:25 49 [2] - 6:3, 6:24	<b>action</b> [1] - 46:11	<b>applications</b> [1] - 4:25	<b>barrel</b> [1] - 11:25	<b>Center</b> [1] - 20:6
<b>5</b>	<b>ad</b> [1] - 11:10	<b>applies</b> [1] - 16:10	<b>base</b> [2] - 35:7, 36:11	<b>Central</b> [3] - 6:3, 6:4, 6:25
5 [2] - 9:5, 12:5 50 [5] - 2:17, 29:5, 38:25, 41:15, 42:8 57 [1] - 35:2	<b>add</b> [1] - 23:18	<b>apply</b> [1] - 13:6	<b>become</b> [1] - 14:13	<b>CEO's</b> [1] - 7:19
<b>6</b>	<b>added</b> [1] - 14:2	<b>appropriate</b> [1] - 41:11	<b>BEDFORD</b> [2] [1] - 2:13, 3:9, 5:21, 7:6, 7:13, 11:17, 18:7, 19:24, 20:22, 22:3, 22:25, 23:7, 24:12, 25:19, 26:21, 28:21, 37:14, 43:9, 43:25, 44:6, 45:12	<b>CERTIFICATION</b> [1] - 46:2
6 [1] - 34:22 64 [2] - 12:14, 13:3 65 [3] - 8:3, 12:15,	<b>additional</b> [3] - 17:2, 35:24, 40:9	<b>approval</b> [2] - 31:15, 31:18	<b>Bedford</b> [1] - 37:13	<b>certify</b> [2] - 46:4, 46:9
	<b>additionally</b> [1] - 11:24	<b>Approval</b> [3] - 29:3, 38:23, 43:20	<b>bedford</b> [15] - 3:8, 5:20, 7:12, 18:6, 19:23, 20:21, 22:2, 23:6, 24:11, 25:18, 26:20, 28:20, 43:8, 44:5, 45:11	<b>Certilman</b> [2] - 2:18, 39:9
	<b>adjourn</b> [2] - 36:21, 45:3	<b>approve</b> [2] - 21:21, 43:23	<b>bedrooms</b> [2] - 8:4	<b>Chairman</b> [3] - 27:10, 30:19, 32:15
	<b>adjourned</b> [1] - 45:17	<b>approved</b> [1] - 39:14	<b>benefit</b> [3] - 13:5, 20:8, 36:4	<b>CHAIRMAN</b> [135] - 3:2, 3:6, 3:8, 3:10, 3:16, 3:18, 3:21, 4:4, 4:11, 5:11, 5:14, 5:18, 5:20, 5:22, 5:25, 6:9, 7:4, 7:7, 7:12, 7:14, 7:17, 8:13, 13:16, 15:2, 16:18, 17:7, 17:16, 17:18, 17:22, 18:4, 18:6, 18:8, 18:11, 18:19, 19:4, 19:14, 19:17, 19:21, 19:23, 19:25, 20:4, 20:13, 20:17, 20:21, 20:23, 20:25, 21:3, 21:18, 21:22, 22:2, 22:4, 22:6, 22:8, 22:23, 23:2, 23:6, 23:8, 23:10, 23:12, 24:4, 24:9, 24:11, 24:13, 24:16, 25:9, 25:12, 25:16, 25:18, 25:20, 25:23, 26:13, 26:16, 26:20, 26:22, 26:24, 27:2, 27:13, 27:17, 28:9, 28:13, 28:18, 28:20, 28:22, 28:25, 29:9, 29:15, 29:24, 30:3, 30:10, 30:23, 32:6, 32:18, 32:24, 33:6, 33:12, 33:18, 34:14, 35:21, 36:17, 36:19, 37:6,
	<b>Administrative</b> [1] - 8:16	<b>architect</b> [1] - 7:3	<b>benefitting</b> [2] - 9:18, 10:18	
	<b>administrative</b> [6] - 9:9, 9:10, 11:19, 12:6, 13:25, 16:9	<b>architectural</b> [1] - 6:15	<b>big</b> [1] - 11:7	
	<b>adventure</b> [1] - 35:18	<b>architecture</b> [1] - 6:17	<b>bill</b> [1] - 36:4	
	<b>affected</b> [1] - 11:23	<b>area</b> [7] - 7:23, 15:18, 21:14, 29:20, 29:21, 35:10, 42:13	<b>BILL</b> [1] - 2:8	
	<b>AGENCY</b> [1] - 1:5	<b>argue</b> [1] - 7:2	<b>billing</b> [1] - 15:16	
	<b>Agency</b> [1] - 21:7	<b>argument</b> [1] - 11:14	<b>bit</b> [1] - 13:5	
	<b>agenda</b> [13] - 7:18, 8:14, 21:5, 22:10, 23:14, 24:17, 25:24, 27:21, 29:2, 32:16, 34:13, 38:12, 38:22	<b>Arlyn</b> [1] - 4:8	<b>blood</b> [1] - 46:10	
	<b>agreement</b> [2] - 9:6	<b>ARLYN</b> [1] - 2:6	<b>BOARD</b> [1] - 1:5	
	<b>ahead</b> [4] - 4:24, 33:22, 35:23, 39:10	<b>ASAP</b> [1] - 32:5	<b>board</b> [2] - 33:18, 40:15	
	<b>Albany</b> [1] - 26:5	<b>association</b> [1] - 32:2	<b>Board</b> [10] - 2:10, 2:14, 4:20, 13:13, 17:8, 18:20, 18:24, 32:11, 36:3, 41:19	
	<b>ALLEN</b> [1] - 2:9	<b>attempt</b> [1] - 35:16	<b>Brennan</b> [1] - 2:8	
	<b>allow</b> [6] - 32:20, 32:22, 33:8, 33:17, 36:7, 41:11	<b>attendance</b> [1] - 3:3	<b>BRG</b> [1] - 5:4	
	<b>allowed</b> [1] - 33:16	<b>attended</b> [1] - 29:18	<b>building</b> [4] - 31:11, 41:25, 42:8, 42:15	
	<b>allowing</b> [2] - 32:16, 34:12	<b>auditors</b> [1] - 19:9	<b>buildings</b> [1] - 29:23	
	<b>Alphamore</b> [2] - 29:5, 38:25	<b>auditing</b> [1] - 10:20		
	<b>alter</b> [1] - 24:24	<b>available</b> [1] - 10:20		
	<b>amount</b> [1] - 16:4	<b>Avenue</b> [3] - 5:5, 5:10, 6:4		
		<b>average</b> [2] - 8:24, 16:4		
		<b>aware</b> [1] - 41:18		
		<b>aye</b> [20] - 5:15, 7:8, 17:25, 19:18, 20:20, 21:4, 22:9, 23:7, 23:13, 24:6, 25:13, 25:19, 27:3, 28:10, 30:2, 30:8, 37:8, 43:15, 44:12, 45:6		
		<b>Aye</b> [46] - 5:19, 5:21, 5:24, 7:11, 7:13, 7:16, 18:5, 18:7, 18:10, 19:22, 19:24, 20:3, 20:22, 20:24, 21:25, 22:3, 22:5, 23:5, 23:9, 24:10, 24:12, 24:15, 25:17, 25:22, 26:19, 26:21,		

37:11, 37:13, 37:15, 37:18, 37:20, 37:23, 38:2, 38:11, 38:21, 39:6, 39:10, 40:15, 40:19, 41:2, 41:7, 42:18, 42:24, 43:3, 43:5, 43:8, 43:10, 43:12, 43:14, 44:2, 44:5, 44:7, 44:9, 44:11, 44:22, 45:5, 45:9, 45:11, 45:13, 45:16  
**chairman** [2] - 28:15, 44:18  
**change** [1] - 21:9  
**changes** [1] - 23:21  
**charge** [1] - 9:4  
**charging** [1] - 9:8  
**check** [1] - 41:20  
**City** [1] - 5:5  
**claim** [2] - 35:18, 35:23  
**clarify** [1] - 13:9  
**clear** [1] - 13:23  
**clearly** [1] - 36:13  
**clients** [1] - 31:3  
**Clinton** [5] - 2:17, 29:5, 38:25, 41:15, 42:8  
**coming** [1] - 27:22  
**comment** [6] - 32:9, 32:23, 33:22, 34:10, 34:15, 42:7  
**comments** [1] - 41:12  
**commercial** [1] - 10:2  
**commitment** [1] - 26:4  
**committee** [2] - 23:22, 44:23  
**community** [3] - 7:25, 12:10, 31:7  
**Company** [1] - 19:7  
**completed** [1] - 40:4  
**completely** [1] - 31:11  
**completion** [1] - 39:22  
**confidential** [1] - 18:19  
**confidentially** [1] - 18:25  
**confused** [1] - 21:10  
**connection** [1] - 33:2  
**Consent** [2] - 5:4, 6:2  
**consider** [1] - 10:4  
**consideration** [10] - 5:3, 6:2, 6:7, 14:21, 16:22, 19:6, 20:5, 23:15, 24:17, 25:24  
**Consideration** [5] - 8:14, 21:6, 22:11, 29:3, 38:23  
**constraints** [1] - 31:13

**continuation** [1] - 13:12  
**continue** [2] - 8:15, 35:6  
**continues** [1] - 10:16  
**contractors** [1] - 39:18  
**controls** [1] - 19:12  
**cooperative** [1] - 19:11  
**corporate** [1] - 21:12  
**correct** [7] - 13:14, 14:15, 14:23, 15:4, 38:5, 40:14, 44:25  
**cost** [1] - 20:8  
**counsel** [1] - 44:25  
**counted** [1] - 42:9  
**Country** [1] - 15:21  
**County** [4] - 36:3, 36:6, 36:12, 36:13  
**couple** [1] - 17:8  
**Court** [1] - 1:18  
**cover** [1] - 35:13  
**COVID** [6] - 9:12, 11:23, 12:22, 13:2, 39:17, 40:6  
**credit** [1] - 35:19  
**credits** [1] - 31:21  
**crisis** [1] - 24:25  
**crucial** [2] - 19:13, 20:9  
**current** [3] - 26:10, 35:9, 35:12  
**customers** [1] - 8:22  
**cut** [1] - 36:19

## D

**DAN** [2] - 2:16, 2:18  
**Dan** [7] - 2:20, 28:16, 30:20, 31:2, 32:20, 39:8, 39:11  
**deal** [3] - 6:11, 11:8, 22:21  
**December** [3] - 1:8, 44:16, 46:15  
**decided** [1] - 9:14  
**DEEGAN** [3] - 28:15, 30:19, 31:2  
**deegan** [1] - 34:17  
**Deegan** [7] - 2:20, 28:16, 30:20, 31:3, 32:6, 32:21  
**delay** [1] - 38:9  
**delays** [3] - 29:6, 39:2, 39:16  
**Denise** [1] - 1:17  
**DENISE** [2] - 46:3, 46:20  
**designs** [1] - 6:16

**destroy** [2] - 35:6, 36:11  
**details** [1] - 37:4  
**developer** [1] - 38:15  
**developer's** [1] - 38:17  
**developers** [1] - 26:6  
**DEVELOPMENT** [1] - 1:5  
**Diagnostics** [1] - 5:6  
**Directors** [1] - 2:10  
**discuss** [1] - 34:2  
**district** [2] - 34:23, 35:4  
**dollar** [2] - 16:4, 38:17  
**dollars** [5] - 8:3, 16:16, 34:24, 35:3, 38:20  
**done** [6] - 13:11, 13:12, 29:22, 31:6, 36:10, 39:24  
**Donnelly** [1] - 2:8  
**down** [4] - 11:24, 41:19, 42:2, 42:15  
**drafting** [1] - 6:16  
**drive** [1] - 35:12  
**due** [5] - 8:17, 16:11, 29:6, 39:2, 39:16  
**duly** [1] - 46:6  
**during** [1] - 24:20

## E

**EAMES** [10] - 2:6, 4:8, 8:24, 9:20, 10:6, 15:12, 15:24, 16:6, 16:24, 18:22  
**ease** [1] - 9:7  
**economic** [3] - 26:11, 35:6, 36:11  
**edge** [1] - 9:3  
**EDIE** [1] - 2:5  
**effectively** [1] - 22:22  
**either** [1] - 46:10  
**elements** [1] - 26:5  
**end** [2] - 31:22, 35:8  
**ensure** [1] - 22:19  
**entertain** [2] - 8:12, 38:7  
**entity** [2] - 21:13, 26:9  
**ERIC** [1] - 2:12  
**Evaluation** [1] - 18:20  
**event** [2] - 14:12, 24:24  
**Excuse** [1] - 32:14  
**executive** [1] - 44:24  
**exemption** [1] - 39:21  
**Exemption** [2] - 29:4, 38:24  
**Expenditure** [1] -

44:15  
**expert** [1] - 21:15  
**explain** [1] - 21:8  
**explained** [1] - 12:19  
**extend** [1] - 34:24  
**extending** [2] - 17:2, 40:10  
**extension** [2] - 9:15, 37:2  
**extreme** [1] - 31:12  
**eyesore** [1] - 7:23

## F

**facing** [1] - 12:11  
**fact** [3] - 8:23, 13:3, 35:11  
**fairly** [1] - 11:5  
**far** [3] - 12:17, 15:22, 29:11  
**favor** [1] - 30:14  
**February** [1] - 31:20  
**federal** [1] - 11:21  
**fee** [9] - 9:9, 9:10, 12:6, 13:25, 14:2, 14:8, 16:9, 38:17  
**fees** [3] - 8:16, 11:19, 16:5  
**feet** [2] - 5:8, 6:23  
**few** [1] - 10:20  
**figuring** [1] - 40:2  
**file** [1] - 6:8  
**filled** [1] - 18:23  
**final** [2] - 31:15, 31:18  
**financial** [2] - 44:14, 44:19  
**financing** [1] - 31:21  
**finish** [3] - 18:13, 18:18, 42:20  
**First** [1] - 27:7  
**first** [3] - 17:6, 28:17, 31:16  
**five** [5] - 9:18, 9:23, 10:4, 13:7, 38:6  
**flip** [1] - 36:3  
**flo** [9] - 3:3, 17:4, 21:3, 24:6, 27:2, 37:8, 43:14, 44:11, 45:5  
**Flo** [8] - 5:15, 7:8, 17:24, 19:18, 22:8, 23:12, 25:12, 28:10  
**floor** [4] - 17:5, 17:13, 39:25, 42:12  
**FLORESTANO** [2] - 1:12, 2:11  
**folks** [1] - 36:6  
**follows** [1] - 25:2  
**Forchelli** [1] - 2:20  
**forcing** [1] - 35:8  
**form** [2] - 6:8, 18:22

**Forms** [1] - 18:21  
**forms** [2] - 19:2, 19:3  
**forth** [1] - 46:6  
**forward** [3] - 11:11, 38:18, 39:15  
**four** [8] - 9:2, 9:18, 9:23, 10:4, 10:18, 12:16, 13:6, 14:11  
**fourth** [2] - 25:2, 25:4  
**Franklin** [1] - 27:15  
**FRED** [1] - 2:5  
**Fred** [4] - 4:15, 10:6, 16:18, 21:8  
**free** [1] - 42:4  
**Freeport** [1] - 4:22  
**full** [1] - 6:24  
**full-time** [1] - 6:24  
**function** [1] - 12:7  
**fund** [1] - 35:20  
**funded** [1] - 38:19  
**future** [1] - 22:20

## G

**game** [2] - 41:21, 42:3  
**garage** [2] - 39:23, 42:13  
**Garden** [1] - 5:5  
**GARRY** [10] - 32:14, 32:20, 33:8, 33:15, 33:20, 34:5, 34:10, 34:19, 35:22, 36:18  
**garry** [1] - 32:18  
**Garry** [4] - 33:25, 34:14, 35:21, 36:17  
**get's** [1] - 15:5  
**Giovatto** [1] - 21:7  
**GIRARDI** [137] - 1:12, 2:11, 3:2, 3:6, 3:8, 3:10, 3:16, 3:18, 3:21, 4:4, 4:11, 5:11, 5:14, 5:18, 5:20, 5:22, 5:25, 6:9, 7:4, 7:7, 7:12, 7:14, 7:17, 8:13, 13:16, 15:2, 16:18, 17:7, 17:16, 17:18, 17:22, 18:4, 18:6, 18:8, 18:11, 18:19, 19:4, 19:14, 19:17, 19:21, 19:23, 19:25, 20:4, 20:13, 20:17, 20:21, 20:23, 20:25, 21:3, 21:18, 21:22, 22:2, 22:4, 22:6, 22:8, 22:23, 23:2, 23:6, 23:8, 23:10, 23:12, 24:4, 24:9, 24:11, 24:13, 24:16, 25:9, 25:12, 25:16, 25:18, 25:20,



25:23, 26:13, 26:16, 26:20, 26:22, 26:24, 27:2, 27:13, 27:17, 28:9, 28:13, 28:18, 28:20, 28:22, 28:25, 29:9, 29:15, 29:24, 30:3, 30:10, 30:23, 32:6, 32:18, 32:24, 33:6, 33:12, 33:18, 34:14, 35:21, 36:17, 36:19, 37:6, 37:11, 37:13, 37:15, 37:18, 37:20, 37:23, 38:2, 38:11, 38:21, 39:6, 39:10, 40:15, 40:19, 41:2, 41:7, 42:18, 42:24, 43:3, 43:5, 43:8, 43:10, 43:12, 43:14, 44:2, 44:5, 44:7, 44:9, 44:11, 44:22, 45:5, 45:9, 45:11, 45:13, 45:16

**Girardi** [16] - 3:3, 5:15, 7:8, 17:24, 19:18, 21:3, 22:8, 23:12, 24:6, 25:12, 27:2, 28:10, 30:19, 37:8, 44:11, 45:5

**given** [1] - 46:8  
**goodness** [1] - 22:17  
**Government** [1] - 20:6  
**grand** [1] - 42:10  
**great** [2] - 6:11, 26:8  
**Guerra** [1] - 3:25  
**GUERRA** [1] - 4:2  
**guess** [2] - 4:12, 14:10  
**guidance** [1] - 11:21  
**gut** [1] - 31:11  
**gym** [1] - 15:24

## H

**half** [1] - 12:9  
**hand** [1] - 46:15  
**happy** [1] - 8:12  
**Harassment** [1] - 22:12  
**HARGRAVES** [6] - 2:16, 3:23, 17:14, 30:12, 37:25, 42:23  
**Hargraves** [11] - 3:22, 4:5, 4:6, 4:10, 17:17, 18:15, 27:5, 30:11, 37:24, 40:20, 42:22  
**hear** [2] - 34:7, 41:13  
**heard** [3] - 4:12, 16:21, 28:17  
**HEMPSTEAD** [2] - 1:4, 2:19  
**Hempstead** [21] - 2:4,

2:14, 4:15, 4:18, 7:21, 15:17, 15:18, 18:14, 21:17, 27:5, 27:8, 27:14, 29:2, 29:6, 34:22, 35:7, 36:12, 36:15, 38:22, 39:2, 43:17

**hereby** [1] - 46:4  
**herein** [1] - 46:5  
**hereunto** [1] - 46:14  
**high** [1] - 36:5  
**hoc** [1] - 11:10  
**hold** [1] - 22:18  
**homes** [1] - 35:10  
**hope** [1] - 20:12  
**hosting** [1] - 21:16  
**housing** [1] - 36:7  
**HUD** [1] - 31:20  
**hundreds** [1] - 16:15  
**HVAC** [1] - 39:23

## I

**IDA** [4] - 2:4, 4:18, 9:8, 12:18  
**IDA's** [1] - 13:25  
**impacted** [3] - 10:12, 10:25, 12:22  
**important** [1] - 26:4  
**importantly** [1] - 31:8  
**improvement** [1] - 31:24  
**IN** [2] - 1:3, 46:14  
**inaudible** [2] - 34:25, 35:14  
**Inc** [1] - 5:6  
**incidents** [1] - 22:15  
**inclination** [1] - 11:15  
**inclined** [1] - 12:21  
**includes** [1] - 39:22  
**income** [3] - 35:19, 36:5, 36:7  
**indicated** [1] - 40:11  
**inducement** [1] - 31:14  
**INDUSTRIAL** [1] - 1:4  
**information** [5] - 6:11, 16:7, 18:3, 34:7, 38:15  
**informed** [3] - 6:14, 12:17, 26:10  
**initiatives** [1] - 26:11  
**inquiries** [1] - 8:7  
**insure** [1] - 19:11  
**interested** [1] - 46:12  
**internal** [1] - 19:12  
**invited** [1] - 34:4  
**involve** [1] - 9:25  
**issues** [2] - 14:18, 32:17

**item** [21] - 5:25, 7:17, 8:13, 19:6, 20:4, 21:5, 22:10, 23:14, 24:16, 25:23, 27:7, 27:12, 27:20, 27:25, 28:6, 28:25, 33:22, 33:24, 38:11, 38:21, 44:13

**items** [1] - 8:8

## J

**JACK** [1] - 2:13  
**JAMES** [1] - 2:12  
**January** [1] - 31:18  
**Jim** [1] - 6:5  
**job** [1] - 19:10  
**jobs** [1] - 6:24  
**John** [2] - 13:8, 13:15  
**JOHN** [1] - 2:8  
**JOHNSON** [8] - 2:15, 3:17, 29:13, 29:17, 29:25, 30:7, 37:19, 43:4  
**Johnson** [6] - 3:16, 29:11, 33:16, 35:14, 37:18, 43:3  
**jump** [2] - 4:24, 18:14  
**June** [1] - 16:25  
**justifies** [1] - 38:16

## K

**keep** [1] - 42:2  
**keeps** [1] - 26:9  
**killing** [1] - 31:22  
**kind** [2] - 11:9, 22:18  
**King** [1] - 35:10

## L

**lady** [1] - 41:13  
**LAKE** [1] - 2:19  
**Lake** [2] - 27:14, 29:12  
**Lamont** [1] - 35:14  
**LAMONT** [1] - 2:15  
**last** [3] - 9:12, 23:21, 25:7  
**late** [18] - 8:16, 8:23, 9:3, 9:9, 9:10, 11:2, 11:19, 12:6, 13:18, 13:21, 14:9, 14:13, 14:14, 15:3, 15:5, 15:6, 16:4, 16:9  
**Late** [1] - 34:20  
**LAURA** [1] - 2:6  
**law** [2] - 9:4, 13:24  
**lease** [1] - 9:5  
**least** [2] - 27:22, 29:19  
**left** [2] - 4:9, 10:17

**legislation** [1] - 26:10  
**letter** [3] - 6:14, 13:19, 34:9  
**Letters** [1] - 27:21  
**letters** [3] - 29:18, 30:13, 31:25  
**line** [3] - 11:20, 17:15, 18:16  
**liquidators** [1] - 7:22  
**List** [1] - 44:15  
**lives** [1] - 31:24  
**living** [1] - 31:9  
**LLC** [3] - 5:4, 29:5, 38:25  
**LLP** [2] - 2:8, 2:9  
**location** [1] - 41:15  
**Lodato** [1] - 36:24  
**LODATO** [5] - 2:6, 6:13, 23:20, 25:6, 36:23  
**LONGO** [4] - 2:5, 13:22, 33:24, 34:8  
**look** [1] - 15:13  
**looking** [1] - 38:13  
**looks** [3] - 8:9, 41:25, 44:18  
**LORRAINE** [1] - 2:7  
**loss** [1] - 35:3  
**losses** [1] - 36:16  
**lost** [1] - 33:2  
**low** [2] - 35:19, 36:7  
**lower** [1] - 42:12  
**Luther** [1] - 35:10  
**Lytle** [1] - 2:9

## M

**maintenance** [1] - 21:16  
**majkut** [1] - 37:11  
**MAJKUT** [18] - 2:13, 3:7, 5:19, 7:11, 18:5, 19:22, 20:24, 22:5, 23:9, 24:10, 25:17, 26:23, 28:14, 28:19, 37:12, 43:11, 44:8, 45:10  
**Majkut** [16] - 3:6, 5:18, 7:10, 18:4, 19:21, 20:23, 22:4, 23:8, 24:9, 25:16, 26:22, 28:13, 28:18, 43:10, 44:7, 45:9  
**major** [1] - 31:24  
**Mallette** [17] - 3:14, 5:23, 7:15, 17:23, 18:9, 20:2, 20:19, 21:24, 23:4, 24:14, 25:21, 26:18, 28:23, 37:16, 43:6, 44:3,

45:14  
**MALLETTE** [29] - 2:12, 3:15, 5:13, 5:24, 7:16, 8:20, 14:7, 14:16, 14:24, 18:10, 20:3, 20:15, 20:20, 21:25, 23:5, 24:15, 25:22, 26:15, 26:19, 27:9, 27:16, 27:19, 28:24, 37:17, 41:5, 43:7, 44:4, 44:17, 45:15  
**mandated** [1] - 13:24  
**manner** [1] - 11:10  
**MANTEKAS** [2] - 46:3, 46:20  
**Mantekas** [1] - 1:17  
**marriage** [1] - 46:10  
**mARSH** [1] - 38:13  
**Marsh** [17] - 3:4, 5:16, 6:5, 7:9, 11:18, 19:19, 20:25, 22:6, 23:10, 24:7, 25:14, 26:24, 28:11, 37:9, 43:12, 44:9, 45:7  
**MARSH** [30] - 2:12, 3:5, 5:17, 6:5, 8:21, 9:17, 9:22, 10:21, 12:13, 18:2, 19:16, 19:20, 21:2, 21:20, 22:7, 23:11, 24:2, 24:8, 25:11, 25:15, 26:25, 28:7, 28:12, 37:10, 41:9, 43:13, 43:22, 44:10, 45:4, 45:8  
**Martin** [1] - 35:9  
**material** [1] - 27:24  
**MATTER** [1] - 1:3  
**matter** [2] - 31:5, 46:13  
**mean** [2] - 11:13, 41:24  
**MEETING** [1] - 1:5  
**Meeting** [2] - 24:18, 43:21  
**meeting** [14] - 4:7, 4:13, 4:18, 7:24, 34:3, 34:11, 34:13, 35:15, 36:22, 38:8, 38:14, 43:20, 45:3, 45:16  
**meetings** [1] - 29:19  
**mega** [1] - 36:16  
**member** [1] - 32:11  
**members** [5] - 4:20, 18:24, 24:23, 32:22, 33:19  
**Membership** [1] - 25:25

**merely** [1] - 40:9  
**message** [1] - 4:9  
**met** [1] - 31:7  
**MICHAEL** [1] - 2:6  
**Mike** [3] - 6:12, 23:17, 36:23  
**mike** [1] - 21:14  
**million** [5] - 8:3, 34:22, 34:24, 35:3, 38:16  
**Minutes** [1] - 43:20  
**minutes** [3] - 30:24, 34:16, 43:24  
**misadventure** [1] - 35:20  
**miss** [1] - 31:19  
**missed** [2] - 32:15, 33:3  
**Monday** [1] - 25:4  
**money** [1] - 42:4  
**month** [6] - 16:21, 18:25, 25:3, 25:7, 38:4  
**months** [5] - 9:16, 16:19, 16:22, 17:3, 40:3  
**most** [2] - 11:20, 15:15  
**mostly** [1] - 36:5  
**motion** [35] - 5:12, 7:5, 8:18, 17:5, 17:13, 17:19, 17:20, 19:15, 20:14, 20:16, 21:20, 22:24, 23:24, 24:3, 24:5, 25:10, 26:14, 27:11, 27:20, 28:6, 28:8, 32:19, 33:10, 33:13, 33:14, 37:4, 37:7, 40:16, 41:3, 41:10, 41:12, 42:20, 43:22, 45:2  
**move** [2] - 7:19, 43:18  
**moving** [2] - 8:5, 39:15  
**MR** [130] - 3:5, 3:7, 3:9, 3:17, 3:20, 5:7, 5:17, 5:19, 5:21, 6:5, 6:10, 6:13, 6:18, 7:6, 7:11, 7:13, 7:20, 8:21, 9:17, 9:22, 10:8, 10:21, 11:13, 11:17, 12:13, 13:8, 13:14, 14:4, 14:15, 14:23, 15:8, 15:9, 15:19, 16:2, 16:3, 16:12, 16:14, 17:4, 17:10, 17:21, 18:2, 18:5, 18:7, 18:17, 19:8, 19:16, 19:20, 19:22, 19:24, 20:7,

20:22, 20:24, 21:2, 21:11, 21:20, 22:3, 22:5, 22:7, 22:13, 22:25, 23:7, 23:9, 23:11, 23:17, 23:20, 23:24, 24:2, 24:8, 24:10, 24:12, 24:19, 25:6, 25:8, 25:11, 25:15, 25:17, 25:19, 26:3, 26:21, 26:23, 26:25, 28:7, 28:12, 28:14, 28:15, 28:19, 28:21, 29:7, 29:13, 29:17, 29:25, 30:5, 30:7, 30:9, 30:19, 31:2, 33:2, 33:10, 36:23, 37:3, 37:10, 37:12, 37:14, 37:19, 37:22, 38:6, 38:13, 39:5, 39:8, 39:12, 40:8, 40:14, 40:24, 41:9, 42:5, 42:6, 43:2, 43:4, 43:9, 43:11, 43:13, 43:22, 43:25, 44:6, 44:8, 44:10, 45:4, 45:8, 45:10, 45:12  
**MS** [33] - 3:12, 3:23, 4:2, 4:8, 8:24, 9:20, 10:6, 13:22, 15:12, 15:24, 16:6, 16:24, 17:14, 18:22, 30:12, 32:14, 32:20, 33:8, 33:15, 33:20, 33:24, 34:5, 34:8, 34:10, 34:19, 35:22, 36:18, 37:25, 40:17, 40:21, 41:14, 42:17, 42:23

## N

**name** [1] - 21:9  
**Nassau** [2] - 36:2, 36:6  
**need** [8] - 26:12, 27:23, 30:17, 31:16, 32:4, 42:2, 44:25  
**needs** [1] - 23:24  
**networking** [1] - 26:8  
**New** [1] - 46:4  
**new** [8] - 4:22, 4:24, 7:18, 7:20, 18:13, 21:12, 35:22, 42:9  
**next** [17] - 5:25, 7:17, 8:13, 18:25, 19:6, 20:4, 21:5, 22:10, 23:14, 24:16, 25:23, 28:25, 34:3, 38:4, 38:11, 38:21, 44:13  
**nice** [1] - 11:3

**Nixon** [1] - 2:8  
**none** [1] - 12:17  
**normal** [1] - 25:2  
**normally** [1] - 15:17  
**North** [2] - 6:4, 6:24  
**Notary** [1] - 46:3  
**noted** [1] - 45:18  
**nothing** [2] - 33:25, 36:10  
**notice** [1] - 24:22  
**November** [1] - 44:15  
**number** [2] - 8:6, 8:8  
**numerous** [1] - 36:9  
**NYSEDC** [1] - 25:25

## O

**O'BRIEN** [1] - 2:9  
**obviously** [8] - 10:11, 10:13, 16:17, 22:13, 23:25, 24:19, 24:23, 28:2  
**occur** [1] - 22:15  
**OF** [2] - 1:3, 1:4  
**office** [4] - 6:15, 15:13, 16:8, 42:11  
**Office** [2] - 2:9, 5:4  
**often** [1] - 22:16  
**Old** [1] - 15:21  
**old** [2] - 7:22, 43:19  
**once** [1] - 9:12  
**one** [9] - 7:20, 8:3, 10:10, 15:19, 15:20, 15:24, 17:10, 26:9, 39:3  
**ones** [3] - 11:5, 14:17, 20:10  
**ongoing** [1] - 21:11  
**open** [1] - 4:7  
**opening** [1] - 42:11  
**operation** [1] - 20:9  
**OPPENHEIMER** [11] - 2:16, 3:20, 15:9, 16:3, 16:12, 29:7, 30:5, 30:9, 37:22, 42:6, 43:2  
**Oppenheimer** [4] - 3:19, 30:4, 37:21, 42:25  
**opportunity** [1] - 31:10  
**opposed** [1] - 34:7  
**order** [9] - 4:14, 4:17, 5:9, 6:17, 7:2, 30:22, 31:17, 35:13, 44:19  
**ordinary** [1] - 44:21  
**outages** [1] - 28:5  
**outcome** [1] - 46:13  
**outrageous** [1] - 22:15

**outreach** [1] - 31:6  
**outstanding** [1] - 19:10  
**overture** [1] - 10:19  
**owner** [1] - 6:13  
**owners** [3] - 35:13, 35:18, 35:22

## P

**pain** [1] - 9:8  
**pandemic** [11] - 8:17, 11:23, 12:10, 14:3, 14:22, 28:3, 29:6, 32:8, 39:2, 39:17, 41:17  
**papers** [1] - 6:20  
**PARK** [1] - 2:19  
**Park** [3] - 27:14, 29:11, 34:20  
**parking** [1] - 42:10  
**PAROLA** [36] - 2:5, 5:7, 6:10, 6:18, 7:20, 10:8, 11:13, 13:14, 14:4, 14:15, 14:23, 15:8, 15:19, 16:2, 16:14, 17:4, 17:10, 17:21, 18:17, 19:8, 20:7, 21:11, 22:13, 23:17, 23:24, 24:19, 25:8, 26:3, 33:2, 33:10, 37:3, 38:6, 39:5, 40:8, 40:24, 42:5  
**part** [1] - 32:15  
**particular** [1] - 41:14  
**particularly** [1] - 11:10  
**parties** [1] - 46:10  
**past** [1] - 36:15  
**PAUL** [1] - 2:9  
**pay** [2] - 13:24, 21:13  
**paying** [13] - 8:23, 9:19, 9:21, 9:24, 10:25, 11:5, 12:4, 12:16, 12:24, 12:25, 13:4, 13:18, 13:21  
**payment** [1] - 16:10  
**payments** [2] - 8:17, 12:20  
**Peabody** [1] - 2:8  
**penalty** [2] - 9:5, 13:24  
**people** [11] - 10:5, 11:11, 12:21, 13:7, 15:3, 28:4, 30:17, 33:21, 34:5, 40:7, 41:11  
**per** [1] - 9:5  
**percent** [5] - 9:5, 12:5, 12:15, 16:8, 39:19  
**percolating** [1] - 8:8  
**perfectly** [1] - 5:9  
**Performance** [1] - 18:20  
**permanent** [1] - 12:7  
**person** [1] - 27:25  
**Phillips** [1] - 2:9  
**phone** [2] - 31:4, 32:10  
**pictures** [1] - 42:17  
**PILOT** [10] - 8:16, 9:6, 14:19, 34:19, 34:21, 34:25, 35:2, 35:5, 35:25, 41:22  
**PILOTS** [3] - 36:4, 36:8, 36:9  
**PILOTS** [5] - 8:25, 9:18, 9:25, 10:3, 15:10  
**place** [2] - 19:13, 22:19  
**playing** [2] - 41:21, 42:3  
**point** [1] - 39:4  
**Policy** [1] - 22:12  
**policy** [1] - 22:19  
**position** [2] - 13:7, 31:17  
**possibly** [1] - 31:22  
**postponing** [1] - 30:16  
**power** [1] - 28:4  
**preliminary** [1] - 31:14  
**present** [6] - 3:5, 3:7, 3:9, 3:17, 3:20, 8:9  
**Presentations** [1] - 5:3  
**presented** [1] - 33:23  
**presents** [1] - 38:15  
**president** [1] - 32:2  
**pressing** [1] - 31:5  
**pretty** [2] - 9:21, 29:20  
**Previous** [1] - 43:21  
**previously** [2] - 13:13, 40:13  
**problem** [4] - 10:21, 11:9, 13:5, 24:25  
**problems** [1] - 22:18  
**Procedures** [1] - 23:16  
**project** [11] - 6:7, 7:21, 8:2, 15:14, 29:22, 31:10, 31:23, 32:12, 35:24, 38:18, 41:16  
**Project** [1] - 23:16  
**projects** [1] - 32:7  
**Promenade** [2] - 6:3, 15:20  
**Prophase** [1] - 5:6  
**proposal** [1] - 38:10  
**provide** [1] - 19:2

<p><b>provided</b> [1] - 40:12  <b>Public</b> [1] - 46:3  <b>public</b> [6] - 24:22, 32:9, 32:16, 32:22, 33:9, 33:17  <b>pull</b> [1] - 9:14  <b>purpose</b> [1] - 35:11  <b>put</b> [1] - 39:20</p>	<p><b>Reporter</b> [1] - 1:18  <b>requests</b> [1] - 10:23  <b>required</b> [2] - 12:5, 18:23  <b>Research</b> [1] - 20:6  <b>residential</b> [2] - 10:2, 10:9  <b>residents</b> [3] - 29:19, 35:9, 35:12  <b>Resolution</b> [5] - 8:15, 19:7, 20:5, 21:6, 25:25  <b>resolution</b> [4] - 16:19, 16:23, 16:24, 26:12  <b>Resolutions</b> [1] - 5:2  <b>respect</b> [3] - 25:3, 27:24, 38:10  <b>respond</b> [1] - 4:6  <b>response</b> [4] - 3:13, 3:24, 4:3, 12:14  <b>responsibility</b> [1] - 36:14  <b>rest</b> [1] - 9:19  <b>result</b> [1] - 35:2  <b>resurgence</b> [1] - 12:2  <b>retail</b> [5] - 10:11, 10:12, 10:14, 10:15, 10:16  <b>REV</b> [1] - 2:12  <b>reverend</b> [10] - 5:22, 7:14, 18:8, 24:13, 25:20, 26:18, 28:22, 43:5, 44:2, 45:13  <b>Reverend</b> [8] - 3:14, 17:21, 17:22, 19:25, 20:19, 21:24, 23:4, 37:15  <b>REVEREND</b> [28] - 3:15, 5:13, 5:24, 7:16, 8:20, 14:7, 14:16, 14:24, 18:10, 20:3, 20:15, 20:20, 21:25, 23:5, 24:15, 25:22, 26:15, 26:19, 27:9, 27:16, 27:19, 28:24, 37:17, 41:5, 43:7, 44:4, 44:17, 45:15  <b>review</b> [1] - 27:23  <b>RHOADS</b> [1] - 2:7  <b>ridiculous</b> [1] - 35:17  <b>Road</b> [1] - 15:21  <b>ROBERT</b> [1] - 2:13  <b>ruffling</b> [1] - 6:20  <b>RYAN</b> [2] - 2:8, 13:8  <b>Ryan</b> [2] - 2:8, 13:8</p>	<p><b>sales</b> [1] - 39:21  <b>Schedule</b> [1] - 24:18  <b>schedule</b> [1] - 14:2  <b>school</b> [2] - 34:23, 35:4  <b>second</b> [23] - 5:13, 7:5, 7:6, 8:19, 8:20, 12:9, 17:19, 17:23, 19:16, 20:17, 21:22, 22:24, 22:25, 24:5, 25:6, 25:10, 25:11, 26:15, 28:7, 41:4, 41:6, 43:25, 45:4  <b>seconded</b> [2] - 17:6, 41:10  <b>see</b> [6] - 14:5, 29:15, 30:15, 31:25, 38:8, 41:24  <b>seeking</b> [1] - 26:5  <b>sense</b> [2] - 12:4, 12:12  <b>sent</b> [2] - 6:13, 18:24  <b>serious</b> [1] - 38:9  <b>serve</b> [1] - 36:4  <b>session</b> [1] - 44:24  <b>set</b> [2] - 46:6, 46:15  <b>seven</b> [1] - 40:3  <b>Sexual</b> [1] - 22:11  <b>shape</b> [1] - 23:23  <b>Shapiro's</b> [1] - 2:9  <b>shared</b> [1] - 42:11  <b>Sheehan</b> [1] - 19:7  <b>significant</b> [1] - 29:22  <b>six</b> [4] - 9:16, 16:19, 16:22, 17:2  <b>slide</b> [1] - 11:8  <b>small</b> [1] - 8:2  <b>smaller</b> [1] - 20:10  <b>snowstorm</b> [1] - 28:3  <b>society</b> [1] - 22:14  <b>sometimes</b> [1] - 9:3  <b>soon</b> [1] - 10:15  <b>sorry</b> [2] - 29:9, 40:25  <b>sounds</b> [1] - 11:3  <b>South</b> [1] - 27:14  <b>space</b> [1] - 42:12  <b>spaces</b> [1] - 42:10  <b>special</b> [2] - 38:8, 38:14  <b>specially</b> [1] - 10:5  <b>specific</b> [3] - 10:23, 15:14, 16:7  <b>spring</b> [1] - 9:12  <b>square</b> [2] - 5:8, 6:23  <b>Stacey</b> [1] - 17:15  <b>STACEY</b> [1] - 2:16  <b>Staff</b> [2] - 32:13, 38:5  <b>staff</b> [7] - 13:17, 22:17, 24:23, 30:24, 33:4, 39:3, 39:7</p>	<p><b>Standard</b> [1] - 23:15  <b>standing</b> [1] - 17:8  <b>staring</b> [1] - 11:24  <b>started</b> [2] - 9:11, 9:13  <b>State</b> [1] - 46:4  <b>state</b> [2] - 11:21, 42:14  <b>statement</b> [5] - 29:14, 30:13, 40:18, 40:23, 40:25  <b>Statements</b> [1] - 44:14  <b>step</b> [1] - 31:16  <b>Stewart</b> [2] - 5:5, 5:10  <b>still</b> [4] - 12:4, 13:23, 27:21, 42:13  <b>stop</b> [2] - 11:6, 42:4  <b>Stream</b> [3] - 6:4, 6:25, 15:20  <b>Street</b> [4] - 2:17, 29:5, 38:25, 42:9  <b>structures</b> [1] - 9:24  <b>struggling</b> [1] - 26:7  <b>studios</b> [1] - 8:3  <b>substantially</b> [1] - 42:14  <b>summary</b> [1] - 19:2  <b>support</b> [5] - 29:18, 29:21, 32:3, 34:6, 35:17  <b>supposed</b> [1] - 33:21  <b>survive</b> [1] - 26:8  <b>sworn</b> [1] - 46:6  <b>system</b> [1] - 39:24</p>	<p><b>Terry</b> [1] - 40:21  <b>testimony</b> [2] - 46:5, 46:8  <b>THAT</b> [3] - 46:5, 46:7, 46:12  <b>THE</b> [2] - 1:3  <b>themselves</b> [1] - 10:20  <b>thousands</b> [1] - 16:16  <b>three</b> [7] - 6:22, 9:2, 10:18, 14:10, 16:2, 38:7, 40:2  <b>three-year</b> [1] - 6:22  <b>Thursday</b> [2] - 25:3, 25:7  <b>today</b> [3] - 6:8, 31:13, 31:19  <b>today's</b> [1] - 45:3  <b>Todd</b> [1] - 2:9  <b>TOMEQ</b> [1] - 2:6  <b>took</b> [1] - 32:12  <b>top</b> [2] - 9:9, 34:20  <b>torn</b> [1] - 42:15  <b>tough</b> [1] - 32:10  <b>TOWN</b> [1] - 1:4  <b>Town</b> [7] - 2:4, 4:18, 15:18, 21:17, 36:3, 36:6, 41:18  <b>Transactions</b> [1] - 5:2  <b>transcript</b> [1] - 46:7  <b>Treasurer</b> [1] - 44:14  <b>treating</b> [3] - 10:4, 11:4, 11:9  <b>true</b> [2] - 36:2, 46:7  <b>trustees</b> [1] - 31:8  <b>Tuesday</b> [1] - 42:8  <b>two</b> [7] - 6:23, 8:4, 15:21, 15:23, 29:19, 30:24, 34:16  <b>type</b> [3] - 9:24, 10:3, 11:18</p>
<p><b>Q</b></p>				
<p><b>questions</b> [5] - 8:11, 17:9, 19:5, 21:19, 40:16  <b>quick</b> [2] - 3:3, 36:25  <b>quite</b> [2] - 10:11, 16:16  <b>quorum</b> [1] - 4:19</p>				
<p><b>R</b></p>				
<p><b>reach</b> [1] - 13:17  <b>read</b> [2] - 29:17, 34:11  <b>reading</b> [1] - 43:23  <b>real</b> [3] - 9:22, 35:11, 36:25  <b>really</b> [6] - 7:23, 9:13, 11:4, 30:15, 30:17, 31:22  <b>reason</b> [2] - 9:23, 30:15  <b>recent</b> [1] - 15:16  <b>recognize</b> [2] - 22:14, 36:14  <b>recommendation</b> [1] - 24:20  <b>record</b> [2] - 13:20, 46:7  <b>recuse</b> [1] - 6:6  <b>recused</b> [1] - 7:9  <b>reflects</b> [1] - 42:16  <b>refuse</b> [1] - 34:6  <b>rehab</b> [1] - 31:11  <b>reimburse</b> [1] - 36:15  <b>related</b> [1] - 46:9  <b>relating</b> [1] - 15:10  <b>relationship</b> [1] - 21:12  <b>relief</b> [2] - 11:12, 12:21  <b>remaining</b> [1] - 39:20  <b>remarks</b> [1] - 44:20  <b>renovation</b> [1] - 39:23  <b>renovations</b> [1] - 30:14  <b>rental</b> [1] - 42:11  <b>repaired</b> [1] - 42:9  <b>Report</b> [1] - 7:19  <b>report</b> [2] - 44:13, 44:19</p>				
<p><b>T</b></p>				
<p><b>table</b> [16] - 27:12, 27:20, 28:6, 30:6, 30:7, 32:11, 32:17, 33:7, 33:11, 33:13, 33:14, 37:4, 37:5, 37:7, 38:4, 39:3  <b>tabled</b> [3] - 32:7, 33:25, 34:2  <b>tabling</b> [1] - 32:19  <b>tax</b> [6] - 16:14, 26:6, 31:21, 35:19, 38:19, 39:21  <b>Tax</b> [2] - 29:4, 38:24  <b>taxpayers</b> [3] - 34:22, 35:5, 41:23  <b>tear</b> [1] - 42:2  <b>teleconference</b> [1] - 1:7  <b>telltale</b> [1] - 35:19  <b>Tenant</b> [2] - 5:4, 6:2  <b>tenants</b> [3] - 31:9, 35:16, 35:17  <b>term</b> [1] - 6:22  <b>terms</b> [1] - 8:7  <b>Terrana</b> [1] - 2:20</p>				
<p><b>U</b></p>				
<p><b>under</b> [2] - 31:12, 39:20  <b>unfair</b> [1] - 41:23  <b>unfinished</b> [1] - 42:14  <b>units</b> [1] - 7:25  <b>up</b> [6] - 6:16, 15:14, 24:21, 31:22, 35:8, 35:13  <b>updates</b> [1] - 44:23  <b>upgrades</b> [1] - 29:23  <b>utilize</b> [1] - 40:11</p>				
<p><b>V</b></p>				
<p><b>Valley</b> [3] - 6:4, 6:25, 15:20  <b>Vanderhall</b> [1] - 3:11</p>				
<p><b>S</b></p>				
<p><b>Sales</b> [2] - 29:4, 38:24</p>				

**VANDERHALL** [1] - 3:12  
**verbal** [3] - 3:12, 3:23, 4:2  
**village** [1] - 29:2  
**Village** [13] - 2:14, 4:20, 4:21, 4:22, 15:10, 15:16, 15:22, 27:7, 35:4, 35:7, 36:12, 38:22, 43:16  
**villages** [1] - 36:8  
**visit** [1] - 10:17  
**vote** [29] - 5:15, 7:8, 11:16, 14:5, 17:12, 17:24, 19:18, 20:18, 21:23, 23:3, 24:6, 26:17, 28:10, 29:8, 29:14, 29:25, 30:7, 30:9, 30:17, 30:25, 32:12, 32:13, 32:25, 33:7, 33:9, 37:7, 41:8, 42:19, 42:21  
**voting** [1] - 30:5

35:2, 35:25, 37:2, 40:4  
**years** [2] - 34:25, 36:10  
**York** [1] - 46:4  
**young** [1] - 41:13  
**yourselves** [1] - 34:12

## W

**waiting** [2] - 4:5, 4:19  
**waive** [2] - 16:20, 43:23  
**waived** [2] - 15:5, 15:7  
**waiver** [1] - 11:19  
**waiving** [2] - 8:15, 14:8  
**WAX** [1] - 2:9  
**website** [1] - 21:17  
**WEIR** [1] - 2:8  
**West** [1] - 7:21  
**WHEREOF** [1] - 46:14  
**white** [1] - 36:5  
**whole** [1] - 31:23  
**wholesale** [1] - 7:22  
**WINSTON** [4] - 40:17, 40:21, 41:14, 42:17  
**Winston** [1] - 40:22  
**witness** [2] - 46:5, 46:8  
**WITNESS** [1] - 46:14  
**workplaces** [1] - 22:16  
**worried** [1] - 13:2  
**worry** [1] - 10:14  
**write** [1] - 34:8  
**written** [1] - 43:24  
**wrote** [1] - 34:10

## Y

**ye** [1] - 37:14  
**year** [9] - 6:22, 23:22, 24:20, 34:19, 34:21,