

-----x

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

-----x

Teleconference

January 21, 2021
9:00 a.m

B E F O R E: FLORESTANO GIRARDI

Denise Mantekas,
Court Reporter

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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
REV. ERIC MALLETT
JACK MAJKUT
ROBERT BEDFORD
CHERICE VANDERHALL
JAMES MARSH

Village of Hempstead Board

LAMONT JOHNSON
DAN OPPENHEIMER

111 Hempstead Tpke, LLC (Heatherwood)

DAN DEEGAN, Forchelli Deegan Terrana
CHRIS CAPECE, Heatherwood
DAVID RIVERA, Heatherwood

City Autoplex

Dan Baker, Certilman Balin

SLZM Realty-Zwanger Pesiri

Dan Baker, Certilman Balin

1
2 CHAIRMAN GIRARDI: This is Flo
3 Girardi, Chairman of the Town of
4 Hempstead Board. I'm going to take
5 attendance before I open the
6 meeting.

7 Mr. Bedford?

8 MR. BEDFORD: Present.

9 CHAIRMAN GIRARDI: Ms.
10 Vanderhall?

11 MS. VANDERHALL: Present.

12 CHAIRMAN GIRARDI: Reverend
13 Mallette?

14 REVEREND MALLETTTE: Present.

15 CHAIRMAN GIRARDI: Mr. Marsh?

16 MR. MARSH: Present.

17 CHAIRMAN GIRARDI: Mr. Majkut?

18 MR. MAJKUT: Present.

19 CHAIRMAN GIRARDI: Flo Girardi
20 is here.

21 Mr. Oppenheimer?

22 MR. OPPENHEIMER: Present.

23 CHAIRMAN GIRARDI: Mr. Johnson?

24 MR. JOHNSON: Present.

25 CHAIRMAN GIRARDI: Ms. Guerra?

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

4 CHAIRMAN GIRARDI: And Ms.
5 Hargraves?

6 MS. HARGRAVES: (No verbal
7 response.)

8 CHAIRMAN GIRARDI: I want to
9 open today's meeting. We have a
10 quorum. I just want to remind
11 everybody before they speak to
12 please state their name for the
13 court reporter.

14 Do we have any public comment
15 with respect to any of the agenda
16 items?

17 I'll move on to new business.
18 Village of Freeport. There is no
19 new business.

20 Village of Hempstead. Staff is
21 going to take. We have some
22 informational statements.

23 MR. LODATO: Good morning.
24 This is Mike Lodato. City Autoplex
25 is located within the Village of

1
2 Hempstead. They are moving their
3 mortgage from a construction loan to
4 a permanent financing. It's already
5 been approved in their old documents
6 but we just wanted to make everyone
7 from the Village and the regular
8 Board aware. I believe they have an
9 attorney on the line if they would
10 like to say anything but that's
11 really all there is to report.

12 MR. BAKER: This is Daniel
13 Baker on behalf of City Autoplex
14 from Certilman Balin Adler & Hyman
15 at 90 Merrick Avenue, East Meadow,
16 New York 11554.

17 That's correct. The project
18 was approved for a certain amount of
19 mortgage recording tax exemption
20 benefit. The company utilized some
21 of that during the acquisition which
22 was a little over a 4 million dollar
23 acquisition financing. Now they are
24 proceeding with construction
25 finances which they will blend

1
2 altogether. They're not asking for
3 any further benefits. It's all part
4 of what was already approved, final
5 authorization at the last time it
6 was on for the Board meeting.
7 Again, no new benefits, just
8 tightening everything up at this
9 point.

10 MR. MARSH: My question is, why
11 are we being asked for this approval
12 at this point in time if it was
13 preapproved already?

14 MR. BAKER: The answer,
15 Mr. Marsh, is, we're not asking for
16 any approvals. It's already been
17 approved. I think that staff just
18 wanted to make the Board aware of
19 the status.

20 MR. MARSH: Okay. So it's only
21 on for informational purposes. We
22 don't have to take any action.

23 MR. BAKER: Correct.

24 MR. MARSH: Thank you very
25 much.

1
2 CHAIRMAN GIRARDI: Any other
3 Board members have any other
4 questions? Okay. If not, I'm going
5 to move on.

6 New business. Presentation and
7 Consideration of a Preliminary
8 Inducement Resolution for 111
9 Hempstead Turnpike, LLC,
10 Heatherwood, West Hempstead.

11 Please remember to state your
12 name before you speak for the court
13 reporter. Thank you.

14 MR. DEEGAN: Good morning,
15 Mr. Chairman and members of the
16 Board. My name is Dan Deegan with
17 the Law Firm Forchelli Deegan
18 Terrana.

19 The applicant today is 111
20 Hempstead Turnpike, LLC, which is an
21 affiliate of Heatherwood Luxury
22 Rentals. I also have with me on the
23 phone today Chris Capece, who is the
24 president of Heatherwood.

25 Chris, you're there?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. CAPECE: I'm here, Dan.

MR. DEEGAN: Thank you.

Chris is known to this Board by his previous long tenure at Avalon Bay Communities and prior successful projects with this Board.

Also with me today is David Rivera, Director of Acquisitions for Heatherwood.

The proposed project before this Board today is the acquisition of a blighted 9 1/2 acre site next to the train station in West Hempstead and a plan to redevelop it with 428 transit oriented luxury apartment units.

Over the last sixty years, Heatherwood has developed a strong reputation as a leader in rental housing throughout the greater Long Island Region.

CHAIRMAN GIRARDI: How many units did you say it was?

MR. DEEGAN: 428. It's a large

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

project.

CHAIRMAN GIRARDI: Okay. You were breaking up. I thought you said 128.

MR. DEEGAN: I know there is a little echo. I'm going to try and go slow.

MR. LODATO: If anyone is not speaking, please mute your line. If you have it on in two places, it sounds like we're getting someone who is on their computer playing it and someone on their phone so it's recording on their phone as it's playing on the computer. If you could please shut one off or mute one.

MR. DEEGAN: Thank you.

Heatherwood specializes in providing an enhanced residential living experience and offers modern conveniences, such as fitness centers, pools, sun decks, social rooms and outdoor fitness courts.

1
2 It has had successful projects on
3 Long Island, in Huntington,
4 Holbrook, Hauppauge and Moriches.

5 The president of Heatherwood,
6 Mr. Capece, has an extensive resume
7 of successfully developing luxury
8 rentals within Nassau County and in
9 the Town of Hempstead with the
10 assistance of this IDA Board.

11 The property is located at 111
12 Hempstead Turnpike in West
13 Hempstead. As I mentioned, it's a 9
14 1/2 acre site on the corner of
15 Hempstead Turnpike and Broad Street
16 and is the site of the now closed
17 National Wholesale Liquidators.
18 While it is strategically located
19 next to the West Hempstead railroad
20 station, it is now vacant, blighted
21 and an eyesore to the community.

22 The applicant is a contract
23 vendee for the site and has a
24 subject 2 contract, contract
25 conditioned upon receiving building

1
2 permits from the Town granting of
3 assistance from this agency.

4 The applicant is seeking to
5 rezone the site from business
6 district to CA-S residence district
7 which permits multifamily dwellings.

8 We have been meeting with Town
9 officials and local civic groups to
10 gain support for the plan.

11 The plan is to demolish all the
12 existing structures, to develop
13 three buildings, two three-story
14 buildings and one four-story
15 building. As indicated, it would be
16 a total of 428 luxury apartment
17 units with on site amenities, such
18 as a club room, fitness center,
19 outdoor pool, grilling stations,
20 other modern conveniences.

21 The applicant would be
22 investing over 179 million dollars
23 acquisition and reconstruction of
24 this site.

25 As I indicated, this community

1
2 will consist of three separate
3 buildings being built and delivered
4 in phases. If all goes as planned,
5 construction would start in January
6 of 2022. The first apartment would
7 be delivered in November of 2023.
8 Construction would be completed in
9 August of 2025. You're looking at a
10 construction span of about three and
11 a half years.

12 The project would bring much
13 needed high quality rental housing
14 options to the community. Its
15 proximity to the train station is
16 consistent with good planning. It
17 would be a true transit oriented
18 development that will help retain
19 our existing workforce and enhance
20 the quality of life for its future
21 residents and the surrounding
22 community. It would be good for the
23 economy. It would create up to 250
24 much needed construction jobs. The
25 applicant would comply with this

1
2 Boards local labor policy. It would
3 also create seven full-time
4 permanent jobs. The project will
5 result in an increase in local
6 spending at restaurants, small
7 businesses and retail establishments
8 and overall be an economic boom for
9 the community and for the Town as a
10 whole.

11 The Town IDA has commissioned
12 its own economic impact report to
13 look at those positive impacts. And
14 as you can see, this would be a
15 tremendous boost for the Town and
16 the community.

17 However, after careful study,
18 it is clear that given the high cost
19 of construction and a high cost of
20 taxes, this project is not feasible
21 without this Agency's assistance.
22 Given the large size of this project
23 and the long construction period,
24 we're seeking a 20 year PILOT
25 agreement. 20 years would be

1
2 consistent with the term that this
3 Board granted for the Mill Creek
4 project across the street from this
5 project. The project would create a
6 new tax base, very large tax base.
7 The request to this Board is that we
8 be allowed to phase in that new tax
9 base over the PILOT term. We also
10 request a tax exemption on the
11 eligible construction materials and
12 furniture, fixture and equipment
13 that is necessary to build out.
14 We're looking for a partial mortgage
15 recording tax exemption.

16 I want to make it clear to this
17 Board that this applicant cannot
18 proceed with this project without
19 the Board. We ask this Board today
20 for a preliminary inducement so that
21 we can move forward with the IDA's
22 help and continue to have the
23 (inaudible) public hearing and
24 ultimately come back for a final
25 approval in the future after we

1
2 hopefully get approvals from the
3 Board.

4 Having said that, Chris Capece
5 and David Rivera are here for any
6 questions. We would welcome any
7 questions from the Board.

8 MR. PAROLA: What is the
9 breakdown in the units in terms of
10 bedrooms, et cetera?

11 MR. DEEGAN: Chris or David,
12 you guys wanna answer?

13 MR. RIVERA: I can answer that
14 for you. This is David Rivera.

15 We have 65 studios, 174 one
16 bedrooms, 149 two bedrooms and 40
17 three bedrooms.

18 CHAIRMAN GIRARDI: Any Board
19 members have any questions?

20 REVEREND MALLETT: Mr.
21 Chairman, I have one question.

22 The material I have is dated,
23 the application for November 4th,
24 and I believe I just heard a 20
25 year, you're seeking a 20-year

1
2 PILOT. The information I have here
3 is a 15-year PILOT.

4 MR. DEEGAN: The request is for
5 a 20-year PILOT. We submitted that
6 request originally -- (inaudible).

7 THE COURT REPORTER: I'm
8 getting a very bad echoing. I don't
9 know if anybody else is.

10 REVEREND MALLETTE: Yeah, I
11 didn't understand that. You're
12 coming in broken up.

13 MR. DEEGAN: When the
14 application was originally
15 submitted, we were looking at
16 15 years. Since that time, we
17 drilled down on the numbers here,
18 analyzed, you know, what's
19 (inaudible) given this construction
20 period. And the construction
21 period, the way that this is going
22 to be phased (inaudible). As we
23 looked at the fact (inaudible)
24 granted the 20 years term for the
25 project (inaudible). We are asking

1
2 this Board for 20 years.

3 MR. MARSH: This is James
4 Marsh. I understand our policy is
5 for 10-year PILOTs unless there are
6 special circumstances. In your
7 presentation, I didn't hear anything
8 that would justify a request for
9 15 years, much less 20 years. I'm
10 concerned that routinely we're
11 getting applications for as much as
12 they think they can squeeze out of
13 the Board, and this comes out of our
14 residents, our taxpayers pockets. I
15 need to hear some reason why we
16 should exceed 10 years. We're not
17 creating a lot of jobs here. This
18 is just a construction project.

19 MR. PAROLA: It's naked land,
20 just for the record, so it's not
21 generating a great deal of property
22 tax. We do do 20 years. I'm sure
23 Dan can build on the reason
24 economically why they need it. If
25 you look at the PILOT that we've

1
2 recommended, very dramatically,
3 those last five years ending in
4 5.139 million dollars.

5 MR. MARSH: The problem I have
6 is, they're asking now for 20 years
7 and the one that was submitted was
8 15. Again, I didn't see any
9 explanation as to why we should go
10 over 10. And if they're asking that
11 their application be amended, I'd
12 like to see it. I think they should
13 withdraw their present application
14 and resubmit a current one. Like I
15 say, I would like to see
16 justification for tax shifting from
17 this large development company to
18 the taxpayers of the Town of
19 Hempstead because I don't see the
20 creation of a great number of jobs.
21 And the fact that ten years from now
22 the taxes are going to go up to
23 probably what they should be in two
24 years from now doesn't give me a lot
25 of comfort.

1
2 MS. LONGO: What document is
3 everybody looking at that is showing
4 15 years?

5 MR. DEEGAN: I see 20 years on
6 my application here.

7 CHAIRMAN GIRARDI: If we look
8 on Page 5 is the draft.

9 MS. LONGO: Mr. Marsh and Mr.
10 Mallette said they're looking at
11 something with 15 years. What are
12 you looking at?

13 MR. BEDFORD: What they're
14 looking at is the page of the
15 agenda, Page 4, that says under
16 (inaudible) 15-year PILOT.

17 MR. LODATO: That was their
18 original request. Then it
19 (inaudible). They couldn't move
20 forward without 20.

21 MR. PAROLA: They submitted
22 20 years.

23 MR. LODATO: That was a typo on
24 my part.

25 MR. PAROLA: You should have a

1
2 20-year PILOT in your packet. It
3 was sent to all of you.

4 MR. LODATO: The cost benefit
5 analysis is based on 20 and the
6 PILOT is 20 years. Turn the page.

7 REVEREND MALLETT: I see that
8 cost analysis. On one page, it said
9 15. Then the breakdown was a little
10 confusing.

11 MR. MAJKUT: Correct me if I'm
12 wrong, what you're saying is it's
13 just a typo and should have said a
14 20 year PILOT. The numbers reflect
15 the 20 years on the following page.

16 MR. LODATO: Correct.

17 MS. LONGO: Thank you, Mike.

18 MR. PAROLA: Dan, would you
19 build on your case for Mr. Marsh
20 with respect to justification for
21 20 years, please?

22 MR. DEEGAN: Because of the
23 size of the project, there is going
24 to be, the building is going to have
25 to be phased in. There's three

1
2 separate buildings. The
3 construction period is three and a
4 half years. When the first building
5 is complete, we will start renting
6 out the first building. There is
7 going to be a long absorption period
8 here, construction period, which
9 effectively uses up the first
10 five years in order to get the
11 stabilization. Because of that, we
12 are looking for 20 years which, on a
13 normal building where you could see
14 the building in 18 months, a
15 15-year, you know, PILOT is
16 warranted. But we looked at the
17 cost of construction which, you
18 know, this is a very tremendous
19 investment. It's a 179 million
20 dollar investment.

21 By the way, there was also an
22 estimate report, an evaluation
23 services, that pointed out that full
24 taxes, the \$12,000 a unit if this
25 were built today. The comment was

1
2 made that while this PILOT would be
3 there in two years, but the bottom
4 line is, without this PILOT, we
5 would be at zero in two years
6 because it's not getting built
7 unless we can phase in the taxes.

8 Ultimately, the community will
9 realize taxes on this property
10 (inaudible) discussed is a very
11 significant upgrade from what the
12 property is currently paying and
13 will continue to increase ultimately
14 towards a (inaudible) tax base. The
15 phasing in and absorption rate in
16 the initial years, which is
17 effectively a five year period, is
18 going from 15 to 20 years. That is
19 a special circumstance. This
20 property has tremendous demolition
21 costs here. It's a 300,000 square
22 foot building. Just to prepare the
23 site is going to be a huge
24 undertaking. It's an eyesore for
25 the community. This is going to be

1
2 the solution to and hopefully be a
3 big positive economic (inaudible).

4 Mr. Marsh is correct to say
5 that, you know, we're looking at
6 this necessarily as a long term
7 great permanent employment in and of
8 itself. We're talking about seven
9 jobs. But there are construction
10 jobs immediately which are very much
11 needed in this economy. And the
12 economic multiplier facts which this
13 Board's own economic consultant
14 pointed out are tremendous for the
15 surrounding community on the Town in
16 terms of production of taxes and the
17 benefit to local businesses from
18 having a facility like this,
19 especially when you compare it to
20 the entity blighted warehouse type
21 building that is there now.

22 MR. MARSH: I might have heard
23 an explanation as to why you want to
24 exceed a ten year limit for an
25 additional five years but I didn't

1
2 here it going to 20. I'm not sure I
3 even heard enough -- I view our
4 mission as creating long term
5 permanent jobs. We're an industrial
6 development company. This is just a
7 real estate development project. If
8 you can't afford to build it out
9 this way, I'm sure somebody else
10 will come along at some point and do
11 it and not do it on the backs of the
12 rest of the taxpayers of the Town of
13 Hempstead. I have not heard any
14 real justification for going beyond
15 10 years. You made an argument
16 maybe for 15 but certainly not to
17 20.

18 MR. DEEGAN: Mr. Marsh, I
19 assure you that there has been a
20 sophisticated financial analysis
21 discussed with staff that shows this
22 property cannot -- If you want to
23 say that this project shouldn't be
24 built here and that it should remain
25 vacant land or some other type of

1
2 use should be here, that's your
3 prerogative and your opinion. That
4 is not what the -- We don't believe
5 that's going to be good for the
6 community. This is the type of the
7 facility that will enhance the
8 interest of the community and it is
9 only possible financially by phasing
10 in the new taxes (inaudible). Ten
11 years is insufficient to, you know,
12 for the companies and banks to
13 finance these types of projects
14 because they're not going to be able
15 to pencil out in order to justify
16 financing necessary to construct a
17 project like this. We believe this
18 is exactly the project that the Town
19 and the County and Long Island need.
20 It's transit oriented. It's an
21 economic boost. You're entitled to
22 your opinion if you don't believe
23 that. I would say that the Agency's
24 own report from Camoin Associates
25 airs out what we're saying and the

1
2 economic boost far beyond. And it
3 is not a tax (inaudible). We're
4 talking about creating new taxes
5 here, phasing them in, so this is an
6 economic net gain to the affected
7 taxing jurisdiction.

8 MR. MARSH: Again, you say that
9 you've done all of this analysis and
10 you've come to this conclusion but I
11 think it's incumbent upon you to
12 present it to the Board. You're
13 right. We don't really know a lot
14 behind this application because you
15 haven't provided us with this
16 information. Consequently, I don't
17 see on the record before me any
18 justification for going beyond
19 10 years.

20 MR. DEEGAN: This is the
21 preliminary inducement stage. You
22 are not voting on a PILOT today.
23 We're asking for you to, you know,
24 preliminary induce this. We can
25 always continue to flush out the

1
2 information for the IDA staff.

3 MR. MARSH: As I recall, some
4 time ago, that was the trap that
5 this Board was drawn into. We did
6 the preliminary inducement on the
7 theory we could discuss it later on
8 and approve it later on. Then we
9 were told, well, everybody, we've
10 done all this work and now you
11 really can't renegotiate the PILOT.
12 I'm really not buying that, that
13 this is just a preliminary
14 inducement resolution. From my
15 standpoint, if you want us to
16 consider this project on 20 years,
17 you need at this point to show why
18 we should exceed our 10 year period.

19 MR. RYAN: Mr. Marsh, this is
20 John Ryan. This is on for a
21 preliminary inducement.

22 MR. MARSH: I know, John. And
23 the last time, two years ago when
24 this came up, we ended up getting
25 trapped. I don't want to be in that

1
2 position again.

3 MR. RYAN: That is not true.

4 MR. MARSH: It is true. You
5 can go back and look at the minutes.

6 CHAIRMAN GIRARDI: Mr. Marsh,
7 remember, we have to have a public
8 hearing after any inducement and any
9 project and before the authorizing
10 resolution. Things may change after
11 the public hearing, just to put your
12 fears at rest.

13 MR. MARSH: Mr. Chairman, I
14 just want to make clear, about two
15 years ago, the same thing happened.
16 There was still a public hearing and
17 everything else. When it came up,
18 we were basically told, you know,
19 you really don't have a choice.
20 It's either this or nothing, which
21 is troublesome to me.

22 MR. PAROLA: That is incorrect.
23 That is not correct, Mr. Marsh. You
24 are twisting this again. You have a
25 vote. Vote.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN GIRARDI: Any Board members have any other questions?

Do I have a motion for a resolution for 111 Hempstead Turnpike, LLC? Anybody want to make a motion?

MR. MAJKUT: I'll make the motion.

CHAIRMAN GIRARDI: Okay, Mr. Majkut.

Do I have a second?

MS. VANDERHALL: Second.

CHAIRMAN GIRARDI: I'll take a vote.

Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: No.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: And Flo
Girardi is an aye. The ayes have
it. The motion is passed.

Next item on the agenda.

MR. DEEGAN: Thank you very
much.

CHAIRMAN GIRARDI: Thank you,
Mr. Deegan.

Consideration of a Tenant
Consent for Valley Stream Green
Acres Black Pearl Drinks.

MR. PAROLA: This will have
three employees, very small kiosk I
guess. The monthly salary for the
three employees is \$2800. It's a
pretty decent salary generated. It
seems to be a fair addition to the
Valley Stream Green Acres situs.

CHAIRMAN GIRARDI: Any
questions?

I'll make a motion.

REVEREND MALLETT: Second.

1
2 CHAIRMAN GIRARDI: Thank you,
3 Reverend. Flo Girardi is an aye.

4 Mr. Majkut?

5 MR. MAJKUT: Aye.

6 CHAIRMAN GIRARDI: Mr. Marsh?

7 MR. MARSH: Yes.

8 CHAIRMAN GIRARDI: Reverend
9 Mallette?

10 REVEREND MALLETTE: Aye.

11 CHAIRMAN GIRARDI: Ms.
12 Vanderhall?

13 MS. VANDERHALL: Aye.

14 CHAIRMAN GIRARDI: And
15 Mr. Bedford?

16 MR. BEDFORD: Aye.

17 CHAIRMAN GIRARDI: Thank you.
18 Next item on the agenda.

19 Consideration of an Approval of a
20 New Sub-Tenant and Tenant Agency
21 Compliance Agreements for SLZM
22 Realty LLC and 3235 Hempstead LLC.

23 MR. LODATO: Dan, are you
24 looking to speak on this?

25 MR. BAKER: Yes. I wasn't sure

1
2 if you or Fred wanted to lead in.

3 MR. PAROLA: Go ahead, Dan.

4 MR. BAKER: We can speak to
5 whatever you want.

6 MR. LODATO: Just to be clear,
7 Zwanger Pesiri is located at 3235
8 Hempstead Turnpike. The other
9 address is escaping me right now.
10 The tenants currently, they're
11 leaving and they're looking to
12 replace those tenants with Mid
13 Rockland Imaging, is it, Dan?

14 MR. BAKER: That is correct.

15 MR. LODATO: And that's what
16 we're here for, to approve the new
17 tenant.

18 MR. BAKER: I can get into this
19 a little more, in a little more
20 detail.

21 Again, this is Daniel Baker,
22 Certilman Balin Adler & Hyman. 90
23 Merrick Avenue, East Hempstead, New
24 York 11554.

25 I'm representing what we'll

1
2 call the new subtenant which is Mid
3 Rockland Imaging Partners, Inc.,
4 which is a subsidiary of RadNet Inc.
5 in larger (inaudible) that operates
6 radiological centers in seven states
7 throughout the country, mostly in
8 California and New York. They're
9 quite a large national company.

10 As I stated earlier, Peter
11 Curry, on behalf of the owners of
12 the two properties, as well as the
13 current subtenants, which is Zwanger
14 Pesiri Radiology Group.

15 In a nutshell, Mid Rockland is
16 acquiring the equipment assets, in
17 all likelihood, all the employees
18 and other operational aspects of
19 Zwanger Pesiri's operation at these
20 two facilities.

21 The intent is to terminate the
22 existing subleases that Zwanger has
23 along with the appropriate IDA
24 document to in effect allow Mid
25 Rockland to step in, enter into new

1
2 sublease agreements and enter into
3 new agreements with the IDA
4 required. Those would be the tenant
5 agency compliance agreement and the
6 other documents that Zwanger would
7 be vacating from.

8 The owner of the property is
9 staying in place so there is no
10 change in the ownership structure of
11 the deal with the IDA. They're not
12 looking for any new benefits at this
13 time. My understanding is that the
14 FTE count is in compliance now and
15 will remain in compliance after Mid
16 Rockland.

17 In effect, this is really no
18 change in the status of the
19 structure of the deal with the IDA
20 other than for Mid Rockland to step
21 in as the new subtenant in place of
22 Zwanger Pesiri.

23 MR. MARSH: Mr. Chairman, this
24 is James Marsh. I have a question.

25 Is there going to be a change

1
2 in the number of employees at each
3 of these locations over what was
4 represented to us by the Zwanger
5 Pesiri when they got the benefits
6 originally?

7 MR. BAKER: It is anticipated
8 that there could be more. My
9 understanding is there might be a
10 few more now but, because there is
11 no addition to benefit being sought,
12 we are asking that there be no
13 change in the commitment as to the
14 number of employees, which is 20 for
15 one of the facilities, 30 for the
16 other facilities.

17 MR. MARSH: My issue is this,
18 is it going to be any less?

19 MR. BAKER: No. I just said
20 that. There is not going to be any
21 less.

22 MR. MARSH: Okay. And you're
23 prepared to give us a representation
24 to that effect on behalf of your
25 client?

1
2 MR. BAKER: I'm giving you that
3 representation right now. The
4 agreements will say the same thing
5 with my client as they do with the
6 Zwanger entity, which is there will
7 be 20 acquired in one facility and
8 30 in the other.

9 MR. MARSH: Thank you very
10 much.

11 MR. WEIR: Mr. Marsh, the
12 tenant agency compliance agreements
13 that will be executed by the new
14 lessees will have those numbers in
15 there.

16 MR. MARSH: Thank you very
17 much, Bill.

18 MR. WEIR: You're welcome.

19 MR. CURRY: And on behalf of
20 Zwanger Pesiri, I can indicate that
21 they are in compliance with these
22 obligations currently. This is
23 Peter Curry.

24 CHAIRMAN GIRARDI: Any Board
25 members have any other questions?

1
2 Thank you for the presentation.
3 Staff has nothing to add. I'll move
4 on to new business.

5 We have to make a motion first.
6 I'll make the motion. Do I have a
7 second?

8 MR. BEDFORD: Second.

9 CHAIRMAN GIRARDI: I'll take a
10 vote.

11 Mr. Bedford?

12 MR. BEDFORD: Aye.

13 CHAIRMAN GIRARDI: Ms.
14 Vanderhall?

15 MS. VANDERHALL: Aye.

16 CHAIRMAN GIRARDI: Reverend
17 Mallette?

18 REVEREND MALLETT: Aye.

19 CHAIRMAN GIRARDI: Mr. Marsh?

20 MR. MARSH: Yes.

21 CHAIRMAN GIRARDI: Mr. Majkut?

22 MR. MAJKUT: Aye.

23 CHAIRMAN GIRARDI: Flo Girardi
24 is an aye.

25 CEO's Report.

1
2 MR. PAROLA: The main
3 difference is that this report is
4 that we moved the number of projects
5 that have not been moving over the
6 last year into the inactive status.
7 We will be following up the next
8 month with calls to all of the
9 projects to ascertain where they are
10 and whether they're still viable.

11 CHAIRMAN GIRARDI: No
12 questions?

13 Next item on the agenda.
14 Distribution of Board
15 Self-Evaluation forms.

16 I don't know how we're gonna do
17 that over the phone.

18 MR. LODATO: We're currently
19 missing one form of the six. If you
20 have not sent yours in, please send
21 it in confidentially.

22 MR. PAROLA: Call us if you're
23 not sure.

24 CHAIRMAN GIRARDI: Next item.
25 Consideration of Appointment of

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Officers 2021.

Who wants to take this?

MR. PAROLA: No change in the officers. Anybody wants to step up and challenge can do so.

CHAIRMAN GIRARDI: We need a motion. I'll make a motion. Do I get a second?

REVEREND MALLETTE: Second.

CHAIRMAN GIRARDI: Thank you, Reverend Mallette. We'll take a vote. Flo Girardi is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: And Mr. Bedford?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item on the agenda. Consideration of Agency Committees for 2021.

MR. PAROLA: Basically, the same as we had. If there are any questions, we can answer those.

CHAIRMAN GIRARDI: I'll make a motion to keep it as is. Do I have a second?

MR. MARSH: Second.

CHAIRMAN GIRARDI: I'll take a vote. Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

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

4 Next item. Consideration of a
5 Resolution to reappoint John E. Ryan
6 as Agency Counsel.

7 If there are no questions, I'll
8 make a motion.

9 MR. MARSH: I'll second it.

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

12 Mr. Majkut?

13 MR. MAJKUT: Aye.

14 CHAIRMAN GIRARDI: Mr. Marsh?

15 MR. MARSH: Yes.

16 CHAIRMAN GIRARDI: Reverend
17 Mallette?

18 REVEREND MALLETT: Aye.

19 CHAIRMAN GIRARDI: Ms.
20 Vanderhall?

21 MS. VANDERHALL: Aye.

22 CHAIRMAN GIRARDI: Mr. Bedford?

23 MR. BEDFORD: Aye.

24 CHAIRMAN GIRARDI: Next item on
25 the agenda. Consideration of a

1
2 Resolution to reappoint Nixon
3 Peabody LLP and Phillips Lytle LLP
4 as Transaction/Bond Counsel.

5 I'll make the motion. Do I get
6 a second?

7 MR. MARSH: I'll second it.

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

10 Mr. Bedford?

11 MR. BEDFORD: Aye.

12 CHAIRMAN GIRARDI: Ms.
13 Vanderhall?

14 MS. VANDERHALL: Aye.

15 CHAIRMAN GIRARDI: Reverend
16 Mallette?

17 REVEREND MALLETTE: Aye.

18 CHAIRMAN GIRARDI: Mr. Marsh?

19 MR. MARSH: Yes.

20 CHAIRMAN GIRARDI: Mr. Majkut?

21 MR. MAJKUT: Aye.

22 CHAIRMAN GIRARDI: Flo Girardi
23 is an aye.

24 Next item. Consideration of a
25 Resolution to renew the Agency's

1
2 Membership with LIBDC for 2021.

3 MR. PAROLA: LIBDC (inaudible)
4 Long Island Business Development
5 Counsel (inaudible) Long Island
6 version of economic development
7 advocates very good networking on
8 the island and also liaison with the
9 state considering where the state
10 legislator is currently (inaudible)
11 economic mood and taxes. It's very
12 important that we stay in the loop
13 with the LIBDC.

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

16 REVEREND MALLETTTE: Second.

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

19 Mr. Majkut?

20 MR. MAJKUT: Aye.

21 CHAIRMAN GIRARDI: Mr. Marsh?

22 MR. MARSH: Yes.

23 CHAIRMAN GIRARDI: Reverend
24 Mallette?

25 REVEREND MALLETTTE: Aye.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN GIRARDI: Ms.
Vanderhall?

MS. VANDERHALL: Yes.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item on
the agenda. Consideration of the
Construction Wage Policy.

MR. PAROLA: No change in the
policy.

MR. MARSH: I have a question.
We recently, in the last day or two,
got another version of this. Is
there any substantial difference
between the one that was submitted
originally and the one that was sent
to us two days ago?

MR. LODATO: When that was
scanned to you, the one page on the
second page didn't get sucked in.
That's why we had to resend it. It
didn't scan in correctly. There was
no change.

MR. MARSH: Okay.

1
2 Mr. Chairman, I'll make a
3 motion to adopt it.

4 CHAIRMAN GIRARDI: I will
5 second it. Thank you.

6 Take a vote. Flo Girardi is an
7 aye.

8 Mr. Majkut?

9 MR. MAJKUT: Aye.

10 CHAIRMAN GIRARDI: Mr. Marsh?

11 MR. MARSH: Yes.

12 CHAIRMAN GIRARDI: Reverend
13 Mallette?

14 REVEREND MALLETTE: Aye.

15 CHAIRMAN GIRARDI: Ms.
16 Vanderhall?

17 MS. VANDERHALL: Yes.

18 CHAIRMAN GIRARDI: And
19 Mr. Bedford?

20 MR. BEDFORD: Aye.

21 CHAIRMAN GIRARDI: Next item on
22 the agenda. Consideration of Salary
23 Increases for Staff.

24 I'm going to make a motion to
25 table until we can have an executive

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

session.

MR. MARSH: I'll second the motion, Mr. Chairman.

CHAIRMAN GIRARDI: I'll take a vote.

Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: Yes.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETTTE: Yes.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: And Flo Girardi is an aye. It is tabled.

Next item. Consideration of a Resolution to refund AVB Harbor Isle for PILOT payment.

MR. PAROLA: They were not supposed to be in the PILOT yet.

1
2 They paid early. They doubled up on
3 their taxes basically and we're
4 sending their money back.

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

7 MS. VANDERHALL: Second.

8 CHAIRMAN GIRARDI: Take a vote.
9 Flo Girardi is an aye.

10 Mr. Majkut?

11 MR. MAJKUT: Aye.

12 CHAIRMAN GIRARDI: Mr. Marsh?

13 MR. MARSH: (No verbal
14 response.)

15 CHAIRMAN GIRARDI: Reverend
16 Mallette?

17 REVEREND MALLETTE: Aye.

18 CHAIRMAN GIRARDI: Ms.
19 Vanderhall?

20 MS. VANDERHALL: Aye.

21 CHAIRMAN GIRARDI: And
22 Mr. Bedford?

23 MR. BEDFORD: Aye.

24 CHAIRMAN GIRARDI: What do we
25 do with Marsh?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Next item.

MR. MARSH: Yes. I'm sorry.

CHAIRMAN GIRARDI: Thank you,
Mr. Marsh.

Consideration of an Amended
2021 Meeting Schedule.

MR. PAROLA: There was a typo
in the previous one so, obviously,
we're submitting this to be
consistent with the real calendar.

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

MR. PAROLA: I second it.

CHAIRMAN GIRARDI: I'll take a
vote.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend
Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Ms.
Vanderhall?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item on the agenda. Bond Allocation for 2021.

MR. PAROLA: This is informational provided to each IDA in the state for just over 14 million dollars (inaudible) current year. Can be used for, obviously, bonds.

CHAIRMAN GIRARDI: No questions? We'll move on.

Next item on the agenda. Consideration and Adoption of the Minutes of December 17, 2020.

I make a motion to move to waive the reading.

REVEREND MALLETT: Mr. Chairman, did we skip old business?

CHAIRMAN GIRARDI: I'm sorry, we did. You're right.

City Autoplex was discussed,

1
2 Village of Hempstead.

3 The next item is the Late PILOT
4 Payments 830 Atlantic LLC and Dover
5 Gourmet.

6 MR. PAROLA: We are currently
7 talking with the two entities that
8 have not (inaudible) their PILOTS
9 yet. We don't recommend termination
10 at this point. Obviously, with
11 Covid, the Dover operation is
12 greatly impacted and they're working
13 on getting their payment together.
14 We've also had discussions with
15 Atlantic with respect to their
16 payment as well. We'll have a
17 further update. We'll wait another
18 month and see where we are in the
19 aforementioned arrears.

20 CHAIRMAN GIRARDI: Any
21 questions?

22 Next item. Consideration and
23 Adoption of the Minutes of December
24 17, 2020.

25 I'll move to waive the reading.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Do I have a second?

REVEREND MALLETTE: Second.

CHAIRMAN GIRARDI: Take a vote.

Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: I wasn't present at the special meeting so I'm going to abstain.

MR. PAROLA: You don't have to be.

CHAIRMAN GIRARDI: This wasn't the special meeting.

MR. MARSH: January 5th was the special meeting.

CHAIRMAN GIRARDI: December 17th.

MR. MARSH: The one I got was

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

January 5th.

CHAIRMAN GIRARDI: That's the special meeting. I didn't get there yet. You're ahead of me. We're doing the adoption of December 17th.

MR. MARSH: Sorry. I misunderstood. They weren't attached originally. They came separately. Go ahead.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: And Flo Girardi is an aye.

Next item. Consideration and Adoption of the Minutes of the January 5, 2021 meeting.

I'll make a motion to waive the reading. Do I have a second?

MS. VANDERHALL: Second.

CHAIRMAN GIRARDI: I'll take a vote.

Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Reverend
Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: I'm going to be
abstaining because I wasn't at this
special meeting.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye.

Next item on the agenda.
Financial Statements and Expenditure
List of December 11th to January 14,
2021.

REVEREND MALLETT: The
treasury report, all is well. No
problems or concerns at this time.

CHAIRMAN GIRARDI: Next item on
the agenda. Budget Line Transfers
for 2020.

MR. MARSH: I couldn't hear

1
2 what was said.

3 MR. PAROLA: From the 2020, IDA
4 budget line to the Workers' Comp,
5 there's changes, obviously
6 (inaudible) for the meeting expense
7 line in the amount of 37190 dues and
8 subscription line and a final
9 transfer to 41928, which is not bad
10 considering what occurred in this
11 year.

12 MS. LONGO: There was enough
13 money in the budget from line item
14 to line item so there was no fund
15 balance.

16 MR. MARSH: I'll make a motion
17 to approve these transfers.

18 CHAIRMAN GIRARDI: I'll second
19 the motion. Let's take a vote. Flo
20 Girardi is an aye.

21 Mr. Majkut?

22 MR. MAJKUT: Aye.

23 CHAIRMAN GIRARDI: Mr. Marsh?

24 MR. MARSH: Yes.

25 CHAIRMAN GIRARDI: Reverend

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: And

Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item.

We have no Committee Updates.

I'm going to make a motion to
adjourn today's meeting. Do I have
a second?

MR. MARSH: I'll second it.

CHAIRMAN GIRARDI: Take a vote.

Flo Girardi is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Ms.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Meeting is
adjourned.

(Time noted: 9:55 a.m.)

CERTIFICATION

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

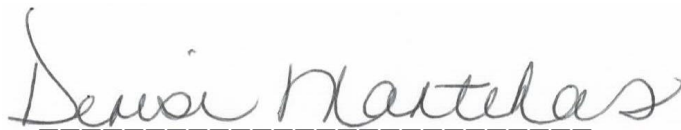
THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

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 27th day of January,
2021.



DENISE MANTEKAS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

\$	37190 [1] - 54:7	Adoption [3] - 49:17, 50:23, 52:16	33:23	54:20, 55:17
\$12,000 [1] - 21:24 \$2800 [1] - 30:18	4	advocates [1] - 43:7	Approval [1] - 31:19	eyes [1] - 30:5
1	4 [2] - 5:22, 19:15	affected [1] - 26:6	approval [2] - 6:11, 14:25	B
1/2 [2] - 8:13, 10:14	40 [1] - 15:16	affiliate [1] - 7:21	approvals [2] - 6:16, 15:2	backs [1] - 24:11
10 [5] - 17:16, 18:10, 24:15, 26:19, 27:18	41928 [1] - 54:9	afford [1] - 24:8	approve [3] - 27:8, 32:16, 54:17	bad [2] - 16:8, 54:9
10-year [1] - 17:5	428 [3] - 8:16, 8:25, 11:16	aftermentioned [1] - 50:19	approved [4] - 5:5, 5:18, 6:4, 6:17	Baker [4] - 2:22, 2:24, 5:13, 32:21
111 [5] - 2:18, 7:8, 7:19, 10:11, 29:5	4th [1] - 15:23	Agency [3] - 31:20, 40:4, 41:6	argued [1] - 24:15	BAKER [10] - 5:12, 6:14, 6:23, 31:25, 32:4, 32:14, 32:18, 35:7, 35:19, 36:2
11554 [2] - 5:16, 32:24	5	AGENCY [1] - 1:5	ARLYN [1] - 2:6	balance [1] - 54:15
11th [1] - 53:17	5 [2] - 19:8, 52:17	agency [3] - 11:3, 34:5, 36:12	arrears [1] - 50:19	Balin [4] - 2:22, 2:24, 5:14, 32:22
128 [1] - 9:5	5.139 [1] - 18:4	Agency's [3] - 13:21, 25:23, 42:25	ascertain [1] - 38:9	banks [1] - 25:12
14 [2] - 49:10, 53:17	5th [2] - 51:21, 52:2	agenda [13] - 4:15, 19:15, 30:7, 31:18, 38:13, 40:4, 41:25, 44:8, 45:22, 49:6, 49:16, 53:15, 53:23	aspects [1] - 33:18	base [4] - 14:6, 14:9, 22:14
149 [1] - 15:16	6	ago [4] - 27:4, 27:23, 28:15, 44:18	assets [1] - 33:16	based [1] - 20:5
15 [8] - 16:16, 17:9, 18:8, 19:4, 19:11, 20:9, 22:18, 24:16	65 [1] - 15:15	agreement [2] - 13:25, 34:5	assistance [3] - 10:10, 11:3, 13:21	Bay [1] - 8:6
15-year [3] - 16:3, 19:16, 21:15	8	agreements [1] - 31:21	Associates [1] - 25:24	Bedford [9] - 29:16, 37:11, 40:14, 41:22, 42:10, 44:5, 45:19, 46:7, 55:8
17 [2] - 49:18, 50:24	9	Agreements [1] - 31:21	assure [1] - 24:19	BEDFORD [19] - 2:13, 3:8, 19:13, 29:17, 31:16, 37:8, 37:12, 40:2, 40:15, 41:23, 42:11, 44:6, 45:20, 46:8, 47:23, 49:4, 51:6, 52:24, 55:9
174 [1] - 15:15	830 [1] - 50:4	agreements [4] - 34:2, 34:3, 36:4, 36:12	Atlantic [2] - 50:4, 50:15	bedford [7] - 3:7, 31:15, 39:25, 47:22, 49:3, 51:5, 52:23
179 [2] - 11:22, 21:19	9	ahead [3] - 32:3, 52:5, 52:10	attached [1] - 52:9	bedrooms [4] - 15:10, 15:16, 15:17
17th [2] - 51:24, 52:6	9 [2] - 8:13, 10:13	airs [1] - 25:25	attendance [1] - 3:5	behalf [4] - 5:13, 33:11, 35:24, 36:19
18 [1] - 21:14	90 [2] - 5:15, 32:22	ALLEN [1] - 2:10	attorney [1] - 5:9	behind [1] - 26:14
2	9:00 [1] - 1:8	Allocation [1] - 49:6	August [1] - 12:9	benefit [4] - 5:20, 20:4, 23:17, 35:11
2 [1] - 10:24	9:55 [1] - 56:6	allow [1] - 33:24	authorization [1] - 6:5	benefits [4] - 6:3, 6:7, 34:12, 35:5
20 [23] - 13:24, 13:25, 15:24, 16:24, 17:2, 17:9, 17:22, 18:6, 19:5, 19:20, 19:22, 20:5, 20:6, 20:14, 20:15, 20:21, 21:12, 22:18, 24:2, 24:17, 27:16, 35:14, 36:7	A	allowed [1] - 14:8	authorizing [1] - 28:9	between [1] - 44:16
20-year [3] - 15:25, 16:5, 20:2	a.m [2] - 1:8, 56:6	altogether [1] - 6:2	Autoplex [4] - 2:21, 4:24, 5:13, 49:25	beyond [3] - 24:14, 26:2, 26:18
2020 [4] - 49:18, 50:24, 53:24, 54:3	able [1] - 25:14	amended [1] - 18:11	Avalon [1] - 8:5	big [1] - 23:3
2021 [9] - 1:8, 39:2, 40:5, 43:2, 48:7, 49:7, 52:17, 53:18, 57:16	absorption [2] - 21:7, 22:15	Amended [1] - 48:6	AVB [1] - 46:22	Bill [1] - 36:17
2022 [1] - 12:6	absorbing [1] - 51:16	amenities [1] - 11:17	Avenue [2] - 5:15, 32:23	BILL [1] - 2:9
2023 [1] - 12:7	acquired [1] - 36:7	amount [2] - 5:18, 54:7	aware [2] - 5:8, 6:18	Black [1] - 30:14
2025 [1] - 12:9	acquiring [1] - 33:16	analysis [4] - 20:5, 20:8, 24:20, 26:9	Aye [58] - 29:17, 29:20, 29:23, 30:3, 31:5, 31:10, 31:13, 31:16, 37:12, 37:15, 37:18, 37:22, 39:15, 39:20, 39:23, 40:2, 40:15, 40:18, 40:21, 40:25, 41:13, 41:18, 41:21, 41:23, 42:11, 42:14, 42:17, 42:21, 43:20, 43:25, 44:6, 45:9, 45:14, 45:20, 46:8, 46:18, 47:11, 47:17, 47:20, 47:23, 48:18, 48:23, 49:2, 49:4, 51:6, 51:9, 51:12, 52:12, 53:3, 53:6, 53:12, 54:22, 55:3, 55:6, 55:9, 55:19, 55:24, 56:3	blend [1] - 5:25
21 [1] - 1:8	acquisition [4] - 5:21, 5:23, 8:12, 11:23	analyzed [1] - 16:18	AVB [1] - 46:22	blighted [3] - 8:13, 10:20, 23:20
250 [1] - 12:23	Acquisitions [1] - 8:9	answer [4] - 6:14, 15:12, 15:13, 40:8	Attorney [1] - 5:9	blood [1] - 57:10
27th [1] - 57:15	acre [2] - 8:13, 10:14	anticipated [1] - 35:7	attendance [1] - 3:5	BOARD [1] - 1:5
3	Acres [2] - 30:14, 30:21	apartment [3] - 8:17, 11:16, 12:6	attorney [1] - 5:9	Board [27] - 2:11, 2:15, 3:4, 5:8, 6:6, 6:18, 7:3, 7:16, 8:4, 8:7, 8:12, 10:10,
30 [2] - 35:15, 36:8	action [2] - 6:22, 57:11	applicant [6] - 7:19, 10:22, 11:4, 11:21, 12:25, 14:17	August [1] - 12:9	
300,000 [1] - 22:21	add [1] - 37:3	application [6] - 15:23, 16:14, 18:11, 18:13, 19:6, 26:14	authorization [1] - 6:5	
3235 [2] - 31:22, 32:7	addition [2] - 30:20, 35:11	applications [1] - 17:11	authorizing [1] - 28:9	
	additional [1] - 23:25	Appointment [1] - 38:25	Autoplex [4] - 2:21, 4:24, 5:13, 49:25	
	address [1] - 32:9	appropriate [1] -	Avalon [1] - 8:5	
	adjoin [1] - 55:13		AVB [1] - 46:22	
	adjoined [1] - 56:5		Avenue [2] - 5:15, 32:23	
	Adler [2] - 5:14, 32:22		aware [2] - 5:8, 6:18	
	adopt [1] - 45:3		Aye [58] - 29:17, 29:20, 29:23, 30:3, 31:5, 31:10, 31:13, 31:16, 37:12, 37:15, 37:18, 37:22, 39:15, 39:20, 39:23, 40:2, 40:15, 40:18, 40:21, 40:25, 41:13, 41:18, 41:21, 41:23, 42:11, 42:14, 42:17, 42:21, 43:20, 43:25, 44:6, 45:9, 45:14, 45:20, 46:8, 46:18, 47:11, 47:17, 47:20, 47:23, 48:18, 48:23, 49:2, 49:4, 51:6, 51:9, 51:12, 52:12, 53:3, 53:6, 53:12, 54:22, 55:3, 55:6, 55:9, 55:19, 55:24, 56:3	
	adoption [1] - 52:6		Attorney [1] - 5:9	

<p>14:3, 14:7, 14:17, 14:19, 15:3, 15:7, 15:18, 17:2, 17:13, 26:12, 27:5, 29:2, 36:24, 38:14</p> <p>Board's [1] - 23:13</p> <p>Boards [1] - 13:2</p> <p>Bond [1] - 49:6</p> <p>bonds [1] - 49:13</p> <p>boom [1] - 13:8</p> <p>boost [3] - 13:15, 25:21, 26:2</p> <p>bottom [1] - 22:3</p> <p>breakdown [2] - 15:9, 20:9</p> <p>breaking [1] - 9:4</p> <p>Brennan [1] - 2:8</p> <p>bring [1] - 12:12</p> <p>Broad [1] - 10:15</p> <p>broken [1] - 16:12</p> <p>Budget [1] - 53:23</p> <p>budget [2] - 54:4, 54:13</p> <p>build [4] - 14:13, 17:23, 20:19, 24:8</p> <p>building [9] - 10:25, 11:15, 20:24, 21:4, 21:6, 21:13, 21:14, 22:22, 23:21</p> <p>buildings [4] - 11:13, 11:14, 12:3, 21:2</p> <p>built [4] - 12:3, 21:25, 22:6, 24:24</p> <p>business [6] - 4:17, 4:19, 7:6, 11:5, 37:4, 49:22</p> <p>Business [1] - 43:4</p> <p>businesses [2] - 13:7, 23:17</p> <p>buying [1] - 27:12</p>	<p>certain [1] - 5:18</p> <p>certainly [1] - 24:16</p> <p>CERTIFICATION [1] - 57:2</p> <p>certify [2] - 57:4, 57:9</p> <p>Certilman [4] - 2:22, 2:24, 5:14, 32:22</p> <p>cetera [1] - 15:10</p> <p>chairman [5] - 7:15, 28:13, 34:23, 45:2, 46:4</p> <p>CHAIRMAN [131] - 3:2, 3:9, 3:12, 3:15, 3:17, 3:19, 3:23, 3:25, 4:4, 4:8, 7:2, 8:23, 9:3, 15:18, 19:7, 28:6, 29:2, 29:10, 29:14, 29:18, 29:21, 29:24, 30:2, 30:4, 30:10, 30:22, 31:2, 31:6, 31:8, 31:11, 31:14, 31:17, 36:24, 37:9, 37:13, 37:16, 37:19, 37:21, 37:23, 38:11, 38:24, 39:7, 39:11, 39:16, 39:18, 39:21, 39:24, 40:3, 40:9, 40:13, 40:16, 40:19, 40:22, 40:24, 41:2, 41:10, 41:14, 41:16, 41:19, 41:22, 41:24, 42:8, 42:12, 42:15, 42:18, 42:20, 42:22, 43:14, 43:17, 43:21, 43:23, 44:2, 44:5, 44:7, 45:4, 45:10, 45:12, 45:15, 45:18, 45:21, 46:5, 46:9, 46:12, 46:15, 46:17, 46:19, 47:5, 47:8, 47:12, 47:15, 47:18, 47:21, 47:24, 48:4, 48:12, 48:15, 48:19, 48:21, 48:24, 49:3, 49:5, 49:14, 49:23, 50:20, 51:4, 51:7, 51:10, 51:13, 51:19, 51:23, 52:3, 52:11, 52:13, 52:21, 52:25, 53:4, 53:7, 53:11, 53:13, 53:22, 54:18, 54:23, 54:25, 55:4, 55:7, 55:10, 55:16, 55:20, 55:22, 55:25, 56:4</p> <p>Chairman [3] - 3:3, 15:21, 49:22</p> <p>challenge [1] - 39:6</p> <p>change [8] - 28:10, 34:10, 34:18, 34:25,</p>	<p>35:13, 39:4, 44:10, 44:24</p> <p>changes [1] - 54:5</p> <p>CHERICE [1] - 2:14</p> <p>choice [1] - 28:19</p> <p>Chris [5] - 7:23, 7:25, 8:4, 15:4, 15:11</p> <p>CHRIS [1] - 2:20</p> <p>circumstance [1] - 22:19</p> <p>circumstances [1] - 17:6</p> <p>City [4] - 2:21, 4:24, 5:13, 49:25</p> <p>clear [1] - 11:9</p> <p>clear [4] - 13:18, 14:16, 28:14, 32:6</p> <p>client [2] - 35:25, 36:5</p> <p>closed [1] - 10:16</p> <p>club [1] - 11:18</p> <p>comfort [1] - 18:25</p> <p>coming [1] - 16:12</p> <p>comment [2] - 4:14, 21:25</p> <p>commissioned [1] - 13:11</p> <p>commitment [1] - 35:13</p> <p>Committee [1] - 55:11</p> <p>Committees [1] - 40:5</p> <p>Communities [1] - 8:6</p> <p>community [11] - 10:21, 11:25, 12:14, 12:22, 13:9, 13:16, 22:8, 22:25, 23:15, 25:6, 25:8</p> <p>Comp [1] - 54:4</p> <p>companies [1] - 25:12</p> <p>company [4] - 5:20, 18:17, 24:6, 33:9</p> <p>compare [1] - 23:19</p> <p>complete [1] - 21:5</p> <p>completed [1] - 12:8</p> <p>compliance [5] - 34:5, 34:14, 34:15, 36:12, 36:21</p> <p>Compliance [1] - 31:21</p> <p>comply [1] - 12:25</p> <p>computer [2] - 9:13, 9:16</p> <p>concerned [1] - 17:10</p> <p>concerns [1] - 53:21</p> <p>conclusion [1] - 26:10</p> <p>conditioned [1] - 10:25</p> <p>confidentially [1] - 38:21</p> <p>confusing [1] - 20:10</p> <p>Consent [1] - 30:13</p>	<p>consequently [1] - 26:16</p> <p>consider [1] - 27:16</p> <p>Consideration [3] - 7:7, 31:19, 49:17</p> <p>consideration [12] - 30:12, 38:25, 40:4, 41:4, 41:25, 42:24, 44:8, 45:22, 46:21, 48:6, 50:22, 52:15</p> <p>considering [2] - 43:9, 54:10</p> <p>consist [1] - 12:2</p> <p>consistent [3] - 12:16, 14:2, 48:11</p> <p>construct [1] - 25:16</p> <p>Construction [1] - 44:9</p> <p>construction [16] - 5:3, 5:24, 12:5, 12:8, 12:10, 12:24, 13:19, 13:23, 14:11, 16:19, 16:20, 17:18, 21:3, 21:8, 21:17, 23:9</p> <p>consultant [1] - 23:13</p> <p>continue [3] - 14:22, 22:13, 26:25</p> <p>contract [3] - 10:22, 10:24</p> <p>conveniences [2] - 9:23, 11:20</p> <p>corner [1] - 10:14</p> <p>correct [7] - 5:17, 6:23, 20:11, 20:16, 23:4, 28:23, 32:14</p> <p>correctly [1] - 44:23</p> <p>cost [5] - 13:18, 13:19, 20:4, 20:8, 21:17</p> <p>costs [1] - 22:21</p> <p>Counsel [3] - 41:6, 42:4, 43:5</p> <p>count [1] - 34:14</p> <p>country [1] - 33:7</p> <p>County [2] - 10:8, 25:19</p> <p>Court [1] - 1:18</p> <p>court [2] - 4:13, 7:12</p> <p>COURT [1] - 16:7</p> <p>courts [1] - 9:25</p> <p>Covid [1] - 50:11</p> <p>create [3] - 12:23, 13:3, 14:5</p> <p>creating [3] - 17:17, 24:4, 26:4</p> <p>creation [1] - 18:20</p> <p>Creek [1] - 14:3</p> <p>current [3] - 18:14, 33:13, 49:11</p> <p>CURRY [1] - 36:19</p> <p>Curry [2] - 33:11,</p>	<p>36:23</p> <p style="text-align: center;">D</p> <p>DAN [2] - 2:17, 2:19</p> <p>Dan [9] - 2:22, 2:24, 7:16, 8:2, 17:23, 20:18, 31:23, 32:3, 32:13</p> <p>Daniel [2] - 5:12, 32:21</p> <p>dated [1] - 15:22</p> <p>David [4] - 8:8, 15:5, 15:11, 15:14</p> <p>DAVID [1] - 2:20</p> <p>days [1] - 44:18</p> <p>deal [3] - 17:21, 34:11, 34:19</p> <p>December [5] - 49:18, 50:23, 51:23, 52:6, 53:17</p> <p>decent [1] - 30:19</p> <p>decks [1] - 9:24</p> <p>DEEGAN [14] - 2:19, 7:14, 8:3, 8:25, 9:6, 9:19, 15:11, 16:4, 16:13, 19:5, 20:22, 24:18, 26:20, 30:8</p> <p>Deegan [4] - 2:19, 7:16, 7:17, 30:11</p> <p>delivered [2] - 12:3, 12:7</p> <p>demolish [1] - 11:11</p> <p>demolition [1] - 22:20</p> <p>DENISE [2] - 57:3, 57:20</p> <p>Denise [1] - 1:17</p> <p>detail [1] - 32:20</p> <p>develop [1] - 11:12</p> <p>developed [1] - 8:19</p> <p>developing [1] - 10:7</p> <p>Development [1] - 43:4</p> <p>DEVELOPMENT [1] - 1:5</p> <p>development [5] - 12:18, 18:17, 24:6, 24:7, 43:6</p> <p>difference [2] - 38:3, 44:15</p> <p>Director [1] - 8:9</p> <p>Directors [1] - 2:11</p> <p>discuss [1] - 27:7</p> <p>discussed [3] - 22:10, 24:21, 49:25</p> <p>discussions [1] - 50:14</p> <p>Distribution [1] - 38:14</p> <p>district [2] - 11:6</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>document [2] - 19:2, 33:24</p> <p>documents [2] - 5:5, 34:6</p> <p>dollar [2] - 5:22, 21:20</p> <p>dollars [3] - 11:22, 18:4, 49:11</p> <p>done [2] - 26:9, 27:10</p> <p>Donnelly [1] - 2:8</p> <p>doubled [1] - 47:2</p> <p>Dover [2] - 50:4, 50:11</p> <p>down [1] - 16:17</p> <p>draft [1] - 19:8</p> <p>dramatically [1] - 18:2</p> <p>drawn [1] - 27:5</p> <p>drilled [1] - 16:17</p> <p>Drinks [1] - 30:14</p> <p>dues [1] - 54:7</p> <p>duly [1] - 57:6</p> <p>during [1] - 5:21</p> <p>dwellings [1] - 11:7</p>	<p>ERIC [1] - 2:12</p> <p>escaping [1] - 32:9</p> <p>especially [1] - 23:19</p> <p>establishments [1] - 13:7</p> <p>estate [1] - 24:7</p> <p>estimate [1] - 21:22</p> <p>et [1] - 15:10</p> <p>Evaluation [1] - 38:15</p> <p>evaluation [1] - 21:22</p> <p>exactly [1] - 25:18</p> <p>exceed [3] - 17:16, 23:24, 27:18</p> <p>executed [1] - 36:13</p> <p>executive [1] - 45:25</p> <p>exemption [3] - 5:19, 14:10, 14:15</p> <p>existing [3] - 11:12, 12:19, 33:22</p> <p>Expenditure [1] - 53:16</p> <p>expense [1] - 54:6</p> <p>experience [1] - 9:22</p> <p>explanation [2] - 18:9, 23:23</p> <p>extensive [1] - 10:6</p> <p>eyesore [2] - 10:21, 22:24</p>	<p>31:3, 37:23, 46:19, 47:9, 52:13, 53:13, 54:19</p> <p>flo [8] - 3:19, 39:13, 41:2, 41:11, 42:22, 43:18, 45:6, 55:17</p> <p>FLORESTANO [2] - 1:12, 2:12</p> <p>flush [1] - 26:25</p> <p>following [2] - 20:15, 38:7</p> <p>foot [1] - 22:22</p> <p>Forchelli [2] - 2:19, 7:17</p> <p>form [1] - 38:19</p> <p>forms [1] - 38:15</p> <p>forth [1] - 57:6</p> <p>forward [2] - 14:21, 19:20</p> <p>four [1] - 11:14</p> <p>four-story [1] - 11:14</p> <p>Fred [1] - 32:2</p> <p>FRED [1] - 2:5</p> <p>Freeport [1] - 4:18</p> <p>FTE [1] - 34:14</p> <p>full [2] - 13:3, 21:23</p> <p>full-time [1] - 13:3</p> <p>fund [1] - 54:14</p> <p>furniture [1] - 14:12</p> <p>future [2] - 12:20, 14:25</p>	<p>40:16, 40:19, 40:22, 40:24, 41:2, 41:10, 41:14, 41:16, 41:19, 41:22, 41:24, 42:8, 42:12, 42:15, 42:18, 42:20, 42:22, 43:14, 43:17, 43:21, 43:23, 44:2, 44:5, 44:7, 45:4, 45:10, 45:12, 45:15, 45:18, 45:21, 46:5, 46:9, 46:12, 46:15, 46:17, 46:19, 47:5, 47:8, 47:12, 47:15, 47:18, 47:21, 47:24, 48:4, 48:12, 48:15, 48:19, 48:21, 48:24, 49:3, 49:5, 49:14, 49:23, 50:20, 51:4, 51:7, 51:10, 51:13, 51:19, 51:23, 52:3, 52:11, 52:13, 52:21, 52:25, 53:4, 53:7, 53:11, 53:13, 53:22, 54:18, 54:23, 54:25, 55:4, 55:7, 55:10, 55:16, 55:20, 55:22, 55:25, 56:4</p> <p>given [3] - 13:18, 16:19, 57:8</p> <p>Given [1] - 13:22</p> <p>gonna [1] - 38:16</p> <p>Gourmet [1] - 50:5</p> <p>granted [2] - 14:3, 16:24</p> <p>granting [1] - 11:2</p> <p>great [3] - 17:21, 18:20, 23:7</p> <p>greater [1] - 8:21</p> <p>greatly [1] - 50:12</p> <p>Green [2] - 30:13, 30:21</p> <p>grilling [1] - 11:19</p> <p>Group [1] - 33:14</p> <p>groups [1] - 11:9</p> <p>guerra [1] - 3:25</p> <p>GUERRA [1] - 4:2</p> <p>guess [1] - 30:17</p> <p>guys [1] - 15:12</p>	<p>23:22, 24:3, 24:13</p> <p>hearing [4] - 14:23, 28:8, 28:11, 28:16</p> <p>Heatherwood [10] - 2:18, 2:20, 2:20, 7:10, 7:21, 7:24, 8:10, 8:19, 9:20, 10:5</p> <p>help [2] - 12:18, 14:22</p> <p>HEMPSTEAD [1] - 1:4</p> <p>Hempstead [22] - 2:4, 2:15, 2:18, 3:4, 4:20, 5:2, 7:9, 7:10, 7:20, 8:15, 10:9, 10:12, 10:13, 10:15, 10:19, 18:19, 24:13, 29:5, 31:22, 32:8, 32:23, 50:2</p> <p>hereby [1] - 57:4</p> <p>herein [1] - 57:5</p> <p>hereunto [1] - 57:14</p> <p>high [3] - 12:13, 13:18, 13:19</p> <p>Holbrook [1] - 10:4</p> <p>hopefully [2] - 15:2, 23:2</p> <p>housing [2] - 8:21, 12:13</p> <p>huge [1] - 22:23</p> <p>Huntington [1] - 10:3</p> <p>Hyman [2] - 5:14, 32:22</p>
E				
<p>EAMES [1] - 2:6</p> <p>early [1] - 47:2</p> <p>East [2] - 5:15, 32:23</p> <p>echo [1] - 9:7</p> <p>echoing [1] - 16:8</p> <p>economic [10] - 13:8, 13:12, 23:3, 23:12, 23:13, 25:21, 26:2, 26:6, 43:6, 43:11</p> <p>economically [1] - 17:24</p> <p>economy [2] - 12:23, 23:11</p> <p>EDIE [1] - 2:5</p> <p>effect [3] - 33:24, 34:17, 35:24</p> <p>effectively [2] - 21:9, 22:17</p> <p>either [2] - 28:20, 57:10</p> <p>eligible [1] - 14:11</p> <p>employees [5] - 30:16, 30:18, 33:17, 35:2, 35:14</p> <p>employment [1] - 23:7</p> <p>ended [1] - 27:24</p> <p>ending [1] - 18:3</p> <p>enhance [2] - 12:19, 25:7</p> <p>enhanced [1] - 9:21</p> <p>enter [2] - 33:25, 34:2</p> <p>entities [1] - 50:7</p> <p>entitled [1] - 25:21</p> <p>entity [2] - 23:20, 36:6</p> <p>equipment [2] - 14:12, 33:16</p>	<p>F</p> <p>facilities [3] - 33:20, 35:15, 35:16</p> <p>facility [3] - 23:18, 25:7, 36:7</p> <p>fact [2] - 16:23, 18:21</p> <p>facts [1] - 23:12</p> <p>fair [1] - 30:20</p> <p>far [1] - 26:2</p> <p>fears [1] - 28:12</p> <p>feasible [1] - 13:20</p> <p>few [1] - 35:10</p> <p>final [3] - 6:4, 14:24, 54:8</p> <p>finance [1] - 25:13</p> <p>finances [1] - 5:25</p> <p>Financial [1] - 53:16</p> <p>financial [1] - 24:20</p> <p>financially [1] - 25:9</p> <p>financing [3] - 5:4, 5:23, 25:16</p> <p>Firm [1] - 7:17</p> <p>first [5] - 12:6, 21:4, 21:6, 21:9, 37:5</p> <p>fitness [3] - 9:23, 9:25, 11:18</p> <p>five [4] - 18:3, 21:10, 22:17, 23:25</p> <p>fixture [1] - 14:12</p> <p>Flo [9] - 3:2, 30:4,</p>	<p>G</p> <p>gain [2] - 11:10, 26:6</p> <p>generated [1] - 30:19</p> <p>generating [1] - 17:21</p> <p>Girardi [17] - 3:3, 3:19, 30:5, 31:3, 37:23, 39:13, 41:2, 41:11, 42:22, 43:18, 45:6, 46:20, 47:9, 52:14, 53:13, 54:20, 55:17</p> <p>GIRARDI [133] - 1:12, 2:12, 3:2, 3:9, 3:12, 3:15, 3:17, 3:19, 3:23, 3:25, 4:4, 4:8, 7:2, 8:23, 9:3, 15:18, 19:7, 28:6, 29:2, 29:10, 29:14, 29:18, 29:21, 29:24, 30:2, 30:4, 30:10, 30:22, 31:2, 31:6, 31:8, 31:11, 31:14, 31:17, 36:24, 37:9, 37:13, 37:16, 37:19, 37:21, 37:23, 38:11, 38:24, 39:7, 39:11, 39:16, 39:18, 39:21, 39:24, 40:3, 40:9, 40:13,</p>	<p>half [2] - 12:11, 21:4</p> <p>hand [1] - 57:15</p> <p>Harbor [1] - 46:22</p> <p>Hargraves [1] - 4:5</p> <p>HARGRAVES [1] - 4:6</p> <p>Hauppauge [1] - 10:4</p> <p>hear [3] - 17:7, 17:15, 53:25</p> <p>heard [4] - 15:24,</p>	<p>I</p> <p>IDA [10] - 2:4, 10:10, 13:11, 27:2, 33:23, 34:3, 34:11, 34:19, 49:9, 54:3</p> <p>IDA's [1] - 14:21</p> <p>Imaging [2] - 32:13, 33:3</p> <p>immediately [1] - 23:10</p> <p>impact [1] - 13:12</p> <p>impacted [1] - 50:12</p> <p>impacts [1] - 13:13</p> <p>important [1] - 43:12</p> <p>IN [2] - 1:3, 57:14</p> <p>inactive [1] - 38:6</p> <p>inaudible [13] - 14:23, 16:19, 16:23, 19:16, 22:10, 22:14, 33:5, 43:3, 43:5, 43:10, 49:11, 50:8, 54:6</p> <p>inaudible [7] - 16:6, 16:22, 16:25, 19:19, 23:3, 25:10, 26:3</p> <p>Inc [2] - 33:3, 33:4</p> <p>incorrect [1] - 28:22</p>
E				
<p>EAMES [1] - 2:6</p> <p>early [1] - 47:2</p> <p>East [2] - 5:15, 32:23</p> <p>echo [1] - 9:7</p> <p>echoing [1] - 16:8</p> <p>economic [10] - 13:8, 13:12, 23:3, 23:12, 23:13, 25:21, 26:2, 26:6, 43:6, 43:11</p> <p>economically [1] - 17:24</p> <p>economy [2] - 12:23, 23:11</p> <p>EDIE [1] - 2:5</p> <p>effect [3] - 33:24, 34:17, 35:24</p> <p>effectively [2] - 21:9, 22:17</p> <p>either [2] - 28:20, 57:10</p> <p>eligible [1] - 14:11</p> <p>employees [5] - 30:16, 30:18, 33:17, 35:2, 35:14</p> <p>employment [1] - 23:7</p> <p>ended [1] - 27:24</p> <p>ending [1] - 18:3</p> <p>enhance [2] - 12:19, 25:7</p> <p>enhanced [1] - 9:21</p> <p>enter [2] - 33:25, 34:2</p> <p>entities [1] - 50:7</p> <p>entitled [1] - 25:21</p> <p>entity [2] - 23:20, 36:6</p> <p>equipment [2] - 14:12, 33:16</p>	<p>F</p> <p>facilities [3] - 33:20, 35:15, 35:16</p> <p>facility [3] - 23:18, 25:7, 36:7</p> <p>fact [2] - 16:23, 18:21</p> <p>facts [1] - 23:12</p> <p>fair [1] - 30:20</p> <p>far [1] - 26:2</p> <p>fears [1] - 28:12</p> <p>feasible [1] - 13:20</p> <p>few [1] - 35:10</p> <p>final [3] - 6:4, 14:24, 54:8</p> <p>finance [1] - 25:13</p> <p>finances [1] - 5:25</p> <p>Financial [1] - 53:16</p> <p>financial [1] - 24:20</p> <p>financially [1] - 25:9</p> <p>financing [3] - 5:4, 5:23, 25:16</p> <p>Firm [1] - 7:17</p> <p>first [5] - 12:6, 21:4, 21:6, 21:9, 37:5</p> <p>fitness [3] - 9:23, 9:25, 11:18</p> <p>five [4] - 18:3, 21:10, 22:17, 23:25</p> <p>fixture [1] - 14:12</p> <p>Flo [9] - 3:2, 30:4,</p>	<p>G</p> <p>gain [2] - 11:10, 26:6</p> <p>generated [1] - 30:19</p> <p>generating [1] - 17:21</p> <p>Girardi [17] - 3:3, 3:19, 30:5, 31:3, 37:23, 39:13, 41:2, 41:11, 42:22, 43:18, 45:6, 46:20, 47:9, 52:14, 53:13, 54:20, 55:17</p> <p>GIRARDI [133] - 1:12, 2:12, 3:2, 3:9, 3:12, 3:15, 3:17, 3:19, 3:23, 3:25, 4:4, 4:8, 7:2, 8:23, 9:3, 15:18, 19:7, 28:6, 29:2, 29:10, 29:14, 29:18, 29:21, 29:24, 30:2, 30:4, 30:10, 30:22, 31:2, 31:6, 31:8, 31:11, 31:14, 31:17, 36:24, 37:9, 37:13, 37:16, 37:19, 37:21, 37:23, 38:11, 38:24, 39:7, 39:11, 39:16, 39:18, 39:21, 39:24, 40:3, 40:9, 40:13,</p>	<p>H</p> <p>half [2] - 12:11, 21:4</p> <p>hand [1] - 57:15</p> <p>Harbor [1] - 46:22</p> <p>Hargraves [1] - 4:5</p> <p>HARGRAVES [1] - 4:6</p> <p>Hauppauge [1] - 10:4</p> <p>hear [3] - 17:7, 17:15, 53:25</p> <p>heard [4] - 15:24,</p>	<p>I</p> <p>IDA [10] - 2:4, 10:10, 13:11, 27:2, 33:23, 34:3, 34:11, 34:19, 49:9, 54:3</p> <p>IDA's [1] - 14:21</p> <p>Imaging [2] - 32:13, 33:3</p> <p>immediately [1] - 23:10</p> <p>impact [1] - 13:12</p> <p>impacted [1] - 50:12</p> <p>impacts [1] - 13:13</p> <p>important [1] - 43:12</p> <p>IN [2] - 1:3, 57:14</p> <p>inactive [1] - 38:6</p> <p>inaudible [13] - 14:23, 16:19, 16:23, 19:16, 22:10, 22:14, 33:5, 43:3, 43:5, 43:10, 49:11, 50:8, 54:6</p> <p>inaudible [7] - 16:6, 16:22, 16:25, 19:19, 23:3, 25:10, 26:3</p> <p>Inc [2] - 33:3, 33:4</p> <p>incorrect [1] - 28:22</p>
E				

increase [2] - 13:5, 22:13
Increases [1] - 45:23
incumbent [1] - 26:11
indicate [1] - 36:20
indicated [2] - 11:15, 11:25
induce [1] - 26:24
inducement [6] - 14:20, 26:21, 27:6, 27:14, 27:21, 28:8
Inducement [1] - 7:8
INDUSTRIAL [1] - 1:4
industrial [1] - 24:5
information [3] - 16:2, 26:16, 27:2
informational [3] - 4:22, 6:21, 49:9
initial [1] - 22:16
insufficient [1] - 25:11
intent [1] - 33:21
interest [1] - 25:8
interested [1] - 57:12
investing [1] - 11:22
investment [2] - 21:19, 21:20
Island [5] - 8:22, 10:3, 25:19, 43:4, 43:5
island [1] - 43:8
Isle [1] - 46:22
issue [1] - 35:17
item [22] - 30:7, 31:18, 38:13, 38:24, 40:3, 41:4, 41:24, 42:24, 44:7, 45:21, 46:21, 48:2, 49:5, 49:16, 50:3, 50:22, 52:15, 53:15, 53:22, 54:13, 54:14, 55:10
items [1] - 4:16
itself [1] - 23:8

J

JACK [1] - 2:13
JAMES [1] - 2:14
James [2] - 17:3, 34:24
January [7] - 1:8, 12:5, 51:21, 52:2, 52:17, 53:17, 57:15
jobs [7] - 12:24, 13:4, 17:17, 18:20, 23:9, 23:10, 24:5
JOHN [1] - 2:8
John [3] - 27:20, 27:22, 41:5
JOHNSON [2] - 2:16, 3:24
Johnson [1] - 3:23

jurisdiction [1] - 26:7
justification [4] - 18:16, 20:20, 24:14, 26:18
justify [2] - 17:8, 25:15

K

keep [1] - 40:10
kiosk [1] - 30:16
known [1] - 8:4

L

labor [1] - 13:2
LAMONT [1] - 2:16
land [2] - 17:19, 24:25
large [5] - 8:25, 13:22, 14:6, 18:17, 33:9
larger [1] - 33:5
last [6] - 6:5, 8:18, 18:3, 27:23, 38:6, 44:13
Late [1] - 50:3
LAURA [1] - 2:6
Law [1] - 7:17
lead [1] - 32:2
leader [1] - 8:20
leaving [1] - 32:11
legislator [1] - 43:10
less [3] - 17:9, 35:18, 35:21
lessees [1] - 36:14
liaison [1] - 43:8
LIBDC [3] - 43:2, 43:3, 43:13
life [1] - 12:20
likelihood [1] - 33:17
limit [1] - 23:24
line [8] - 5:9, 9:10, 22:4, 54:4, 54:7, 54:8, 54:13, 54:14
Line [1] - 53:23
Liquidators [1] - 10:17
List [1] - 53:17
living [1] - 9:22
LLC [7] - 2:18, 7:9, 7:20, 29:6, 31:22, 50:4
LLP [4] - 2:8, 2:9, 42:3
loan [1] - 5:3
local [4] - 11:9, 13:2, 13:5, 23:17
located [4] - 4:25, 10:11, 10:18, 32:7
locations [1] - 35:3
Lodato [1] - 4:24
LODATO [12] - 2:7, 4:23, 9:9, 19:17,

19:23, 20:4, 20:16, 31:23, 32:6, 32:15, 38:18, 44:19
LONGO [5] - 2:5, 19:2, 19:9, 20:17, 54:12
look [4] - 13:13, 17:25, 19:7, 28:5
looked [2] - 16:23, 21:16
looking [12] - 12:9, 14:14, 16:15, 19:3, 19:10, 19:12, 19:14, 21:12, 23:5, 31:24, 32:11, 34:12
loop [1] - 43:12
LORRAINE [1] - 2:7
Luxury [1] - 7:21
luxury [3] - 8:16, 10:7, 11:16
Lytle [2] - 2:9, 42:3

M

main [1] - 38:2
Majkut [17] - 3:17, 29:11, 30:2, 31:4, 37:21, 39:14, 40:24, 42:20, 43:19, 45:8, 46:17, 47:10, 48:17, 52:11, 53:11, 54:21, 55:18
MAJKUT [20] - 2:13, 3:18, 20:11, 29:8, 30:3, 31:5, 37:22, 39:15, 40:25, 41:13, 42:21, 43:20, 45:9, 46:18, 47:11, 48:18, 52:12, 53:12, 54:22, 55:19
majkut [1] - 41:12
Mallette [19] - 3:13, 19:10, 29:22, 31:9, 37:17, 39:12, 39:19, 40:20, 41:17, 42:16, 43:24, 45:13, 46:13, 47:16, 48:22, 51:11, 53:5, 55:2, 55:23
MALLETTE [27] - 2:12, 3:14, 15:20, 16:10, 20:7, 29:23, 30:25, 31:10, 37:18, 39:10, 39:20, 40:21, 41:18, 42:17, 43:16, 43:25, 45:14, 46:14, 47:17, 48:23, 49:21, 51:3, 51:12, 53:6, 53:19, 55:3, 55:24
MANTEKAS [2] - 57:3, 57:20
Mantekas [1] - 1:17

marriage [1] - 57:10
marsh [3] - 24:18, 39:16, 43:21
MARSH [47] - 2:14, 3:16, 6:10, 6:20, 6:24, 17:3, 18:5, 23:22, 26:8, 27:3, 27:22, 28:4, 28:13, 29:25, 31:7, 34:23, 35:17, 35:22, 36:9, 36:16, 37:20, 39:17, 40:12, 40:23, 41:9, 41:15, 42:7, 42:19, 43:22, 44:12, 44:25, 45:11, 46:3, 46:16, 47:13, 48:3, 48:20, 51:14, 51:21, 51:25, 52:7, 53:8, 53:25, 54:16, 54:24, 55:15, 55:21
Marsh [27] - 3:15, 6:15, 17:4, 19:9, 20:19, 23:4, 27:19, 28:6, 28:23, 29:24, 31:6, 34:24, 36:11, 37:19, 40:22, 41:14, 42:18, 45:10, 46:15, 47:12, 47:25, 48:5, 48:19, 51:13, 53:7, 54:23, 55:20
material [1] - 15:22
materials [1] - 14:11
MATTER [1] - 1:3
matter [1] - 57:13
Meadow [1] - 5:15
meeting [13] - 3:6, 4:9, 6:6, 11:8, 51:15, 51:20, 51:22, 52:4, 52:17, 53:10, 54:6, 55:13, 56:4
MEETING [1] - 1:5
Meeting [1] - 48:7
members [5] - 7:3, 7:15, 15:19, 29:3, 36:25
Membership [1] - 43:2
mentioned [1] - 10:13
Merrick [2] - 5:15, 32:23
MICHAEL [1] - 2:7
Mid [6] - 32:12, 33:2, 33:15, 33:24, 34:15, 34:20
might [2] - 23:22, 35:9
Mike [2] - 4:24, 20:17
Mill [1] - 14:3
million [5] - 5:22, 11:22, 18:4, 21:19, 49:11
minutes [1] - 28:5

Minutes [3] - 49:18, 50:23, 52:16
missing [1] - 38:19
mission [1] - 24:4
misunderstood [1] - 52:8
modern [2] - 9:22, 11:20
money [2] - 47:4, 54:13
month [2] - 38:8, 50:18
monthly [1] - 30:17
months [1] - 21:14
mood [1] - 43:11
Moriches [1] - 10:4
morning [2] - 4:23, 7:14
mortgage [3] - 5:3, 5:19, 14:14
mostly [1] - 33:7
motion [22] - 29:4, 29:7, 29:9, 30:6, 30:24, 37:5, 39:8, 40:10, 41:8, 42:5, 43:15, 45:3, 45:24, 46:4, 47:6, 48:13, 49:19, 52:18, 54:16, 54:19, 55:12
move [8] - 4:17, 7:5, 14:21, 19:19, 37:3, 49:15, 49:19, 50:25
moved [1] - 38:4
moving [2] - 5:2, 38:5
MR [147] - 3:8, 3:16, 3:18, 3:22, 3:24, 4:23, 5:12, 6:10, 6:14, 6:20, 6:23, 6:24, 7:14, 8:2, 8:3, 8:25, 9:6, 9:9, 9:19, 15:8, 15:11, 15:13, 16:4, 16:13, 17:3, 17:19, 18:5, 19:5, 19:13, 19:17, 19:21, 19:23, 19:25, 20:4, 20:11, 20:16, 20:18, 20:22, 23:22, 24:18, 26:8, 26:20, 27:3, 27:19, 27:22, 28:3, 28:4, 28:13, 28:22, 29:8, 29:17, 29:25, 30:3, 30:8, 30:15, 31:5, 31:7, 31:16, 31:23, 31:25, 32:3, 32:4, 32:6, 32:14, 32:15, 32:18, 34:23, 35:7, 35:17, 35:19, 35:22, 36:2, 36:9, 36:11, 36:16, 36:18, 36:19, 37:8, 37:12,

37:20, 37:22, 38:2, 38:18, 38:22, 39:4, 39:15, 39:17, 40:2, 40:6, 40:12, 40:15, 40:23, 40:25, 41:9, 41:13, 41:15, 41:23, 42:7, 42:11, 42:19, 42:21, 43:3, 43:20, 43:22, 44:6, 44:10, 44:12, 44:19, 44:25, 45:9, 45:11, 45:20, 46:3, 46:8, 46:16, 46:18, 46:24, 47:11, 47:13, 47:23, 48:3, 48:8, 48:14, 48:18, 48:20, 49:4, 49:8, 50:6, 51:6, 51:14, 51:17, 51:21, 51:25, 52:7, 52:12, 52:24, 53:8, 53:12, 53:25, 54:3, 54:16, 54:22, 54:24, 55:9, 55:15, 55:19, 55:21

MS [25] - 3:11, 4:2, 19:2, 19:9, 20:17, 29:13, 29:20, 31:13, 37:15, 39:23, 40:18, 41:21, 42:14, 44:4, 45:17, 46:11, 47:7, 47:20, 49:2, 51:9, 52:20, 53:3, 54:12, 55:6, 56:3
multifamily [1] - 11:7
multiplier [1] - 23:12
mute [2] - 9:10, 9:17

N

naked [1] - 17:19
name [3] - 4:12, 7:12, 7:16
Nassau [1] - 10:8
national [1] - 33:9
National [1] - 10:17
necessarily [1] - 23:6
necessary [2] - 14:13, 25:16
need [5] - 17:15, 17:24, 25:19, 27:17, 39:7
needed [3] - 12:13, 12:24, 23:11
net [1] - 26:6
networking [1] - 43:7
new [16] - 4:17, 4:19, 6:7, 7:6, 14:6, 14:8, 25:10, 26:4, 32:16, 33:2, 33:25, 34:3, 34:12, 34:21, 36:13, 37:4

New [5] - 5:16, 31:20, 32:23, 33:8, 57:4
next [22] - 8:13, 10:19, 30:7, 38:7, 38:13, 38:24, 40:3, 41:4, 41:24, 42:24, 44:7, 45:21, 46:21, 48:2, 49:5, 49:16, 50:3, 50:22, 52:15, 53:15, 53:22, 55:10

Next [1] - 31:18

Nixon [2] - 2:9, 42:2

normal [1] - 21:13

Notary [1] - 57:3

noted [1] - 56:6

nothing [2] - 28:20, 37:3

notion [1] - 37:6

November [2] - 12:7, 15:23

number [4] - 18:20, 35:2, 35:14, 38:4

numbers [3] - 16:17, 20:14, 36:14

nutshell [1] - 33:15

O

O'BRIEN [1] - 2:9

obligations [1] - 36:22

obviously [4] - 48:9, 49:12, 50:10, 54:5

occurred [1] - 54:10

OF [2] - 1:3, 1:4

offers [1] - 9:22

Office [1] - 2:10

Officers [1] - 39:2

officers [1] - 39:5

officials [1] - 11:9

old [2] - 5:5, 49:22

one [16] - 9:17, 9:18, 11:14, 15:15, 15:21, 18:7, 18:14, 20:8, 35:15, 36:7, 38:19, 44:16, 44:17, 44:20, 48:9, 51:25

open [2] - 3:5, 4:9

operates [1] - 33:5

operation [2] - 33:19, 50:11

operational [1] - 33:18

opinion [2] - 25:3, 25:22

OPPENHEIMER [2] - 2:17, 3:22

Oppenheimer [1] - 3:21

options [1] - 12:14

order [2] - 21:10, 25:15

oriented [3] - 8:16, 12:17, 25:20

original [1] - 19:18

originally [5] - 16:6, 16:14, 35:6, 44:17, 52:9

outcome [1] - 57:13

outdoor [2] - 9:25, 11:19

overall [1] - 13:8

own [3] - 13:12, 23:13, 25:24

owner [1] - 34:8

owners [1] - 33:11

ownership [1] - 34:10

P

packet [1] - 20:2

Page [2] - 19:8, 19:15

page [6] - 19:14, 20:6, 20:8, 20:15, 44:20, 44:21

paid [1] - 47:2

PAROLA [2] - 2:5, 15:8, 17:19, 19:21, 19:25, 20:18, 28:22, 30:15, 32:3, 38:2, 38:22, 39:4, 40:6, 43:3, 44:10, 46:24, 48:8, 48:14, 49:8, 50:6, 51:17, 54:3

part [2] - 6:3, 19:24

partial [1] - 14:14

parties [1] - 57:10

Partners [1] - 33:3

passed [1] - 30:6

PAUL [1] - 2:9

paying [1] - 22:12

payment [3] - 46:23, 50:13, 50:16

Payments [1] - 50:4

Peabody [2] - 2:9, 42:3

Pearl [1] - 30:14

pencil [1] - 25:15

period [8] - 13:23, 16:20, 16:21, 21:3, 21:7, 21:8, 22:17, 27:18

permanent [4] - 5:4, 13:4, 23:7, 24:5

permits [2] - 11:2, 11:7

Pesiri [6] - 2:23, 32:7, 33:14, 34:22, 35:5, 36:20

Pesiri's [1] - 33:19

Peter [2] - 33:10, 36:23

phase [2] - 14:8, 22:7

phased [2] - 16:22, 20:25

phases [1] - 12:4

phasing [3] - 22:15, 25:9, 26:5

Phillips [2] - 2:9, 42:3

phone [4] - 7:23, 9:14, 9:15, 38:17

PILOT [18] - 13:24, 14:9, 16:2, 16:3, 16:5, 17:25, 19:16, 20:2, 20:6, 20:14, 21:15, 22:2, 22:4, 26:22, 27:11, 46:23, 46:25, 50:3

PILOTS [2] - 17:5, 50:8

place [2] - 34:9, 34:21

places [1] - 9:11

plan [3] - 8:15, 11:10, 11:11

planned [1] - 12:4

planning [1] - 12:16

playing [2] - 9:13, 9:16

pockets [1] - 17:14

point [5] - 6:9, 6:12, 24:10, 27:17, 50:10

pointed [2] - 21:23, 23:14

Policy [1] - 44:9

policy [3] - 13:2, 17:4, 44:11

pool [1] - 11:19

pools [1] - 9:24

position [1] - 28:2

positive [2] - 13:13, 23:3

possible [1] - 25:9

preapproved [1] - 6:13

preliminary [6] - 14:20, 26:21, 26:24, 27:6, 27:13, 27:21

Preliminary [1] - 7:7

prepare [1] - 22:22

prepared [1] - 35:23

prerogative [1] - 25:3

present [10] - 3:8, 3:11, 3:14, 3:16, 3:18, 3:22, 3:24, 18:13, 26:12, 51:14

presentation [3] - 7:6, 17:7, 37:2

president [2] - 7:24, 10:5

pretty [1] - 30:19

previous [2] - 8:5, 48:9

problem [1] - 18:5

problems [1] - 53:21

proceed [1] - 14:18

proceeding [1] - 5:24

production [1] - 23:16

project [20] - 5:17, 8:11, 9:2, 12:12, 13:4, 13:20, 13:22, 14:4, 14:5, 14:18, 16:25, 17:18, 20:23, 24:7, 24:23, 25:17, 25:18, 27:16, 28:9

projects [5] - 8:7, 10:2, 25:13, 38:4, 38:9

properties [1] - 33:12

property [7] - 10:11, 17:21, 22:9, 22:12, 22:20, 24:22, 34:8

proposed [1] - 8:11

provided [2] - 26:15, 49:9

providing [1] - 9:21

proximity [1] - 12:15

public [5] - 4:14, 14:23, 28:7, 28:11, 28:16

Public [1] - 57:3

purposes [1] - 6:21

put [1] - 28:11

Q

quality [2] - 12:13, 12:20

questions [12] - 7:4, 15:6, 15:7, 15:19, 29:3, 30:23, 36:25, 38:12, 40:8, 41:7, 49:15, 50:21

quite [1] - 33:9

quorum [1] - 4:10

R

radiological [1] - 33:6

Radiology [1] - 33:14

RadNet [1] - 33:4

railroad [1] - 10:19

rate [1] - 22:15

reading [3] - 49:20, 50:25, 52:19

real [3] - 24:7, 24:14, 48:11

realize [1] - 22:9

really [6] - 5:11, 26:13, 27:11, 27:12, 28:19, 34:17

Realty [2] - 2:23, 31:22

Realty-Zwanger [1] - 2:23
reappoint [2] - 41:5, 42:2
reason [2] - 17:15, 17:23
receiving [1] - 10:25
recently [1] - 44:13
recommend [1] - 50:9
recommended [1] - 18:2
reconstruction [1] - 11:23
record [3] - 17:20, 26:17, 57:7
recording [3] - 5:19, 9:15, 14:15
redevelop [1] - 8:15
reflect [1] - 20:14
refund [1] - 46:22
Region [1] - 8:22
regular [1] - 5:7
related [1] - 57:9
remain [2] - 24:24, 34:15
remember [2] - 7:11, 28:7
remind [1] - 4:10
renegotiate [1] - 27:11
renew [1] - 42:25
rental [2] - 8:20, 12:13
Rentals [1] - 7:22
rentals [1] - 10:8
renting [1] - 21:5
replace [1] - 32:12
Report [1] - 37:25
report [6] - 5:11, 13:12, 21:22, 25:24, 38:3, 53:20
Reporter [1] - 1:18
reporter [2] - 4:13, 7:13
REPORTER [1] - 16:7
representation [2] - 35:23, 36:3
represented [1] - 35:4
representing [1] - 32:25
reputation [1] - 8:20
request [6] - 14:7, 14:10, 16:4, 16:6, 17:8, 19:18
required [1] - 34:4
resend [1] - 44:22
residence [1] - 11:6
residential [1] - 9:21
residents [2] - 12:21, 17:14
Resolution [5] - 7:8,

41:5, 42:2, 42:25, 46:22
resolution [3] - 27:14, 28:10, 29:5
respect [3] - 4:15, 20:20, 50:15
response [3] - 4:3, 4:7, 47:14
rest [2] - 24:12, 28:12
restaurants [1] - 13:6
resubmit [1] - 18:14
result [1] - 13:5
resume [1] - 10:6
retail [1] - 13:7
retain [1] - 12:18
REV [1] - 2:12
reverend [3] - 31:8, 51:10, 55:22
Reverend [16] - 3:12, 29:21, 31:3, 37:16, 39:12, 39:18, 40:19, 41:16, 42:15, 43:23, 45:12, 46:12, 47:15, 48:21, 53:4, 54:25
REVEREND [26] - 3:14, 15:20, 16:10, 20:7, 29:23, 30:25, 31:10, 37:18, 39:10, 39:20, 40:21, 41:18, 42:17, 43:16, 43:25, 45:14, 46:14, 47:17, 48:23, 49:21, 51:3, 51:12, 53:6, 53:19, 55:3, 55:24
rezone [1] - 11:5
RHOADS [1] - 2:7
Rivera [3] - 8:9, 15:5, 15:14
RIVERA [2] - 2:20, 15:13
ROBERT [1] - 2:13
Rockland [6] - 32:13, 33:3, 33:15, 33:25, 34:16, 34:20
room [1] - 11:18
rooms [1] - 9:25
routinely [1] - 17:10
RYAN [3] - 2:8, 27:19, 28:3
Ryan [3] - 2:8, 27:20, 41:5

S

Salary [1] - 45:22
salary [2] - 30:17, 30:19
scan [1] - 44:23
scanned [1] - 44:20
Schedule [1] - 48:7

second [27] - 29:12, 29:13, 30:25, 37:7, 37:8, 39:9, 39:10, 40:11, 40:12, 41:9, 42:6, 42:7, 43:16, 44:21, 45:5, 46:3, 47:6, 47:7, 48:13, 48:14, 51:2, 51:3, 52:19, 52:20, 54:18, 55:14, 55:15
see [10] - 13:14, 18:8, 18:12, 18:15, 18:19, 19:5, 20:7, 21:13, 26:17, 50:18
seeking [3] - 11:4, 13:24, 15:25
Self [1] - 38:15
Self-Evaluation [1] - 38:15
send [1] - 38:20
sending [1] - 47:4
sent [3] - 20:3, 38:20, 44:17
separate [2] - 12:2, 21:2
separately [1] - 52:10
services [1] - 21:23
session [1] - 46:2
set [2] - 57:6, 57:15
seven [3] - 13:3, 23:8, 33:6
Shapiro's [1] - 2:10
shifting [1] - 18:16
show [1] - 27:17
showing [1] - 19:3
shows [1] - 24:21
shut [1] - 9:17
significant [1] - 22:11
site [8] - 8:13, 10:14, 10:16, 10:23, 11:5, 11:17, 11:24, 22:23
situs [1] - 30:21
six [1] - 38:19
sixty [1] - 8:18
skip [1] - 13:22, 20:23
slow [1] - 9:8
SLZM [2] - 2:23, 31:21
small [2] - 13:6, 30:16
social [1] - 9:24
solution [1] - 23:2
someone [2] - 9:12, 9:14
sophisticated [1] - 24:20
sorry [3] - 48:3, 49:23, 52:7
sought [1] - 35:11
sounds [1] - 9:12
span [1] - 12:10

speaking [1] - 9:10
special [7] - 17:6, 22:19, 51:15, 51:20, 51:22, 52:4, 53:10
specializes [1] - 9:20
spending [1] - 13:6
square [1] - 22:21
squeeze [1] - 17:12
stabilization [1] - 21:11
Staff [1] - 45:23
staff [5] - 4:20, 6:17, 24:21, 27:2, 37:3
stage [1] - 26:21
standpoint [1] - 27:15
start [2] - 12:5, 21:5
state [5] - 4:12, 7:11, 43:9, 49:10
State [1] - 57:4
statements [1] - 4:22
Statements [1] - 53:16
states [1] - 33:6
station [3] - 8:14, 10:20, 12:15
stations [1] - 11:19
status [3] - 6:19, 34:18, 38:6
stay [1] - 43:12
staying [1] - 34:9
step [3] - 33:25, 34:20, 39:5
still [2] - 28:16, 38:10
story [2] - 11:13, 11:14
strategically [1] - 10:18
Stream [2] - 30:13, 30:21
street [1] - 14:4
Street [1] - 10:15
strong [1] - 8:19
structure [2] - 34:10, 34:19
structures [1] - 11:12
studios [1] - 15:15
study [1] - 13:17
Sub [1] - 31:20
Sub-Tenant [1] - 31:20
subject [1] - 10:24
sublease [1] - 34:2
subleases [1] - 33:22
submitted [5] - 16:5, 16:15, 18:7, 19:21, 44:16
submitting [1] - 48:10
subscription [1] - 54:8
subsidiary [1] - 33:4

substantial [1] - 44:15
subtenant [2] - 33:2, 34:21
subtenants [1] - 33:13
successful [2] - 8:6, 10:2
successfully [1] - 10:7
sucked [1] - 44:21
sun [1] - 9:24
support [1] - 11:10
supposed [1] - 46:25
surrounding [2] - 12:21, 23:15
sworn [1] - 57:6

T

table [1] - 45:25
tabled [1] - 46:20
tax [10] - 5:19, 14:6, 14:8, 14:10, 14:15, 17:22, 18:16, 22:14, 26:3
taxes [10] - 13:20, 18:22, 21:24, 22:7, 22:9, 23:16, 25:10, 26:4, 43:11, 47:3
taxing [1] - 26:7
taxpayers [3] - 17:14, 18:18, 24:12
teleconference [1] - 1:7
Ten [1] - 25:10
ten [2] - 18:21, 23:24
tenant [3] - 32:17, 34:4, 36:12
Tenant [3] - 30:12, 31:20
tenants [2] - 32:10, 32:12
tenure [1] - 8:5
term [5] - 14:2, 14:9, 16:24, 23:6, 24:4
terminate [1] - 33:21
termination [1] - 50:9
terms [2] - 15:9, 23:16
Terrana [2] - 2:19, 7:18
testimony [2] - 57:5, 57:8
THAT [3] - 57:5, 57:7, 57:12
THE [3] - 1:3, 16:7
theory [1] - 27:7
three [9] - 11:13, 12:2, 12:10, 15:17, 20:25, 21:3, 30:16, 30:18
three-story [1] - 11:13
throughout [2] - 8:21, 33:7

<p>tightening ^[1] - 6:8 today ^[7] - 7:19, 7:23, 8:8, 8:12, 14:19, 21:25, 26:22 today's ^[2] - 4:9, 55:13 Todd ^[1] - 2:10 together ^[1] - 50:13 TOMEQ ^[1] - 2:6 total ^[1] - 11:16 towards ^[1] - 22:14 TOWN ^[1] - 1:4 Town ^[12] - 2:4, 3:3, 10:9, 11:2, 11:8, 13:9, 13:11, 13:15, 18:18, 23:15, 24:12, 25:18 Tpke ^[1] - 2:18 train ^[2] - 8:14, 12:15 Transaction/Bond ^[1] - 42:4 transcript ^[1] - 57:7 transfer ^[1] - 54:9 Transfers ^[1] - 53:23 transfers ^[1] - 54:17 transit ^[3] - 8:16, 12:17, 25:20 trap ^[1] - 27:4 trapped ^[1] - 27:25 treasury ^[1] - 53:20 tremendous ^[4] - 13:15, 21:18, 22:20, 23:14 troublesome ^[1] - 28:21 true ^[4] - 12:17, 28:3, 28:4, 57:7 try ^[1] - 9:7 turn ^[1] - 20:6 Turnpike ^[6] - 7:9, 7:20, 10:12, 10:15, 29:6, 32:8 twisting ^[1] - 28:24 two ^[13] - 9:11, 11:13, 15:16, 18:23, 22:3, 22:5, 27:23, 28:14, 33:12, 33:20, 44:13, 44:18, 50:7 type ^[3] - 23:20, 24:25, 25:6 types ^[1] - 25:13 typo ^[3] - 19:23, 20:13, 48:8</p>	<p>22:24 unit ^[1] - 21:24 units ^[4] - 8:17, 8:24, 11:17, 15:9 unless ^[2] - 17:5, 22:7 up ^[12] - 6:8, 9:4, 12:23, 16:12, 18:22, 21:9, 27:24, 28:17, 38:7, 39:5, 47:2 update ^[1] - 50:17 Updates ^[1] - 55:11 upgrade ^[1] - 22:11 uses ^[1] - 21:9 utilized ^[1] - 5:20</p>	<p>waive ^[3] - 49:20, 50:25, 52:18 wanna ^[1] - 15:12 wants ^[2] - 39:3, 39:5 warehouse ^[1] - 23:20 warranted ^[1] - 21:16 WAX ^[1] - 2:10 WEIR ^[3] - 2:9, 36:11, 36:18 welcome ^[2] - 15:6, 36:18 West ^[4] - 7:10, 8:14, 10:12, 10:19 WHEREOF ^[1] - 57:14 whole ^[1] - 13:10 Wholesale ^[1] - 10:17 withdraw ^[1] - 18:13 witness ^[2] - 57:5, 57:8 WITNESS ^[1] - 57:14 Workers' ^[1] - 54:4 workforce ^[1] - 12:19</p>
	V	
	<p>vacant ^[2] - 10:20, 24:25 vacating ^[1] - 34:7 Valley ^[2] - 30:13, 30:21 vanderhall ^[2] - 37:14, 53:2 VANDERHALL ^[21] - 2:14, 3:11, 29:13, 29:20, 31:13, 37:15, 39:23, 40:18, 41:21, 42:14, 44:4, 45:17, 46:11, 47:7, 47:20, 49:2, 51:9, 52:20, 53:3, 55:6, 56:3 Vanderhall ^[15] - 3:10, 29:19, 31:12, 39:22, 40:17, 41:20, 42:13, 44:3, 45:16, 46:10, 47:19, 48:25, 51:8, 55:5, 56:2 vendee ^[1] - 10:23 verbal ^[3] - 4:2, 4:6, 47:13 version ^[2] - 43:6, 44:14 viable ^[1] - 38:10 view ^[1] - 24:3 village ^[2] - 4:18, 4:20 Village ^[4] - 2:15, 4:25, 5:7, 50:2 vote ^[17] - 28:25, 29:15, 37:10, 39:13, 40:14, 41:11, 42:9, 43:18, 45:6, 46:6, 47:8, 48:16, 51:4, 52:22, 54:19, 55:16 voting ^[1] - 26:22</p>	
	Y	
		<p>year ^[9] - 13:24, 15:25, 20:14, 22:17, 23:24, 27:18, 38:6, 49:12, 54:11 years ^[35] - 8:18, 12:11, 13:25, 16:16, 16:24, 17:2, 17:9, 17:16, 17:22, 18:3, 18:6, 18:21, 18:24, 19:4, 19:5, 19:11, 19:22, 20:6, 20:15, 20:21, 21:4, 21:10, 21:12, 22:3, 22:5, 22:16, 22:18, 23:25, 24:15, 25:11, 26:19, 27:16, 27:23, 28:15 York ^[4] - 5:16, 32:24, 33:8, 57:4</p>
	Z	
		<p>zero ^[1] - 22:5 Zwanger ^[10] - 2:23, 32:7, 33:13, 33:19, 33:22, 34:6, 34:22, 35:4, 36:6, 36:20</p>
U		
<p>ultimately ^[2] - 14:24, 22:13 Ultimately ^[1] - 22:8 under ^[1] - 19:15 undertaking ^[1] -</p>	W	
	<p>Wage ^[1] - 44:9 wait ^[1] - 50:17</p>	