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IN THE MATTER OF
A NOTICE OF PUBLIC HEARING
RE: PARK LAKE OWNER, LLC

-----X

Teleconference

February 16, 2021
9:30 a.m.

B E F O R E:
MICHAEL LODATO, Hearing Officer

Dolly Fevola,
Court Reporter

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

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

350 Front Street
Hempstead, New York 11550

BY: MICHAEL LODATO, Dep. Exec. Director
FREDERICK E. PAROLA, CEO

ALSO PRESENT:

TERRANCE WALSH, ESQ.

DANIEL DEEGAN, ESQ. - Forchelli, Deegan
Terrana, LLP

1
2 HEARING OFFICER LODATO: We're
3 about to open the meeting. Hold on
4 one moment.

5 My name is Mike Lodato. I'm
6 the Deputy Executive Director for
7 the Town of Hempstead. I'm
8 observing that it's 9:31. I'm
9 accompanied by CEO Fred Parola.

10 I will now read the notice into
11 the record.

12 Notice is Hereby Given that due
13 to the Novel Coronavirus (COVID-19)
14 Emergency State and Federal bans on
15 large meetings or gathering and
16 pursuant to Governor Cuomo's
17 Executive Order 202.1 issued on
18 March 12, 2020, as amended to date,
19 permitting local governments to hold
20 public hearings by telephone and
21 video conference and/or similar
22 device, the Public Hearing scheduled
23 for February 16, 2021, at 9:30 a.m.,
24 local time, being held by the Town
25 of Hempstead Industrial Development

1
2 Agency (the "Agency"), in accordance
3 with the provisions of Article 18-A
4 of the New York General Municipal
5 Law will be held electronically via
6 conference call instead of a public
7 hearing open for the public to
8 attend. PLEASE NOTE THE SPECIAL
9 PUBLIC HEARING LOGISTICS AND
10 INSTRUCTIONS INCLUDED AT THE END OF
11 THIS NOTICE.

12 The Agency previously provided
13 its assistance to Park Lake Owner,
14 LLC, a New York limited liability
15 company ("Original Company"), in the
16 acquisition of approximately
17 11.78-acre parcel of land located at
18 295, 299 and 317 South Franklin
19 Street, 4-118 Martin Luther King
20 Drive, 57,61 and 62 Oakland Street
21 and 69 and 70 Dorlon Street, Village
22 of Hempstead, New York 11550 ("the
23 Land"), consisting of 14 buildings
24 ranging from 1 to 3 floors
25 containing 240 affordable housing

1 residential units (132 2-bedrooms
2 and 108 3-bedroom units) and one
3 commercial unit leased to the
4 Policeman's Benevolent Association
5 and the renovation of the
6 landscaping, upgrade to the security
7 and lighting, interior painting, new
8 floors to common area space and
9 selective upgrades and selective
10 replacements of kitchens and
11 bathrooms (the "Original
12 Improvements"), and the acquisition
13 and installation therein of certain
14 equipment and personal property (the
15 "Original Equipment"; and together
16 with the Land and the Original
17 Improvements, the "Original
18 Facility"), which Original Facility
19 is subleased and leased the Agency
20 to the Original Company and is used
21 by the Original Company for its
22 primary use as an affordable housing
23 community.
24

25 Park Lake Hempstead, L.P., a

1
2 New York limited partnership, on
3 behalf of itself and/or the
4 principals of the Park Lake
5 Hempstead, L.P., and/or an entity
6 formed or to be formed on behalf of
7 the foregoing (collectively, the
8 "Company"), has applied to the
9 Agency and requested the Agency's
10 consent to the assignment by the
11 Original Company of all of its
12 leasehold interest and certain other
13 agreements in connection with the
14 Original Facility to, and the
15 assumption by, the Company of all of
16 such rights, title, interest and
17 obligations of the Original Company,
18 and the release of the Original
19 Company from any further liability
20 with respect to the Original
21 Facility subject to certain
22 requirements of the Agency (the
23 "Assignment and Assumption").

24 In connection with the
25 Assignment and Assumption, the

1
2 Company has applied to the Agency
3 for assistance in: (i) the
4 renovation and rehabilitation of
5 approximately 213,319 square feet of
6 residential, office, laundry and
7 community space in the Original
8 Facility (the "2021 Improvements";
9 and together with the Original
10 Improvements, the "Improvements");
11 and (ii) the acquisition and
12 installation of certain equipment
13 and personal property including, but
14 not limited to, construction
15 materials, solar panels, furniture
16 fixtures, and other equipment (the
17 "2021 Equipment"; and together with
18 the 2021 Improvements, the "2021
19 Facility"; and together with the
20 Original Facility, the "Facility"),
21 which Facility is to be leased and
22 subleased by the Agency to the
23 Company and is to be used by the
24 Company as a multi-family affordable
25 housing community to be known as

1
2 "The Horizons" (the "Project"). The
3 Facility will be owned and operated
4 by the Company.

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

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

1
2 all persons will have the
3 opportunity to review on the
4 Agency's website,
5 <https://www.tohida.org>, the
6 application for financial assistance
7 filed by the Company with the Agency
8 and an analysis of the costs and
9 benefits of the proposed Facility.

10 Members of the public may
11 listen to the Public Hearing, and
12 comment on the Project and the
13 benefits to be granted by the Agency
14 to the Company during the Public
15 Hearing, by calling 1-877-870-5858
16 and entering access code 3500483#.
17 Comments may also be submitted to
18 the Agency in writing or
19 electronically. Minutes of the
20 Public Hearing will be transcribed
21 and posted on the Agency's website.

22 Dated: February 6, 2021. Town
23 of Hempstead Industrial Development
24 Agency by Frederick E. Parola, Chief
25 Executive Officer.

1
2 We've opened the meeting. Does
3 counsel for the Applicant want to
4 speak? Is he available?

5 MR. DEEGAN: Yes, I'm here,
6 Michael. Can you hear me?

7 HEARING OFFICER LODATO: I can
8 hear you. If you're not speaking,
9 mute your phone to get rid of the
10 background noise. Thank you.

11 MR. DEEGAN: My name is Dan
12 Deegan. I'm the attorney for the
13 Applicant. I have with me at this
14 Public Hearing from the Applicant,
15 Scott Jaffee, Chris Poulin and Mitch
16 Reiter. I just want to say a few
17 remarks at the outset of the Public
18 Hearing to clarify some issues.

19 As everybody knows, Park Lake
20 is an affordable housing project
21 that was built in the 1940's. Park
22 Lake receives funding from the
23 federal government HUD subsidized
24 rent program.

25 HEARING OFFICER LODATO: Dan,

1
2 hold on a moment. We're hearing
3 televisions, children. Please mute
4 your phones.

5 MR. DEEGAN: This Project was
6 never on the regular, Village,
7 school or Town tax rolls. It has
8 always paid reduced taxes in the
9 form of payment in lieu of taxes
10 better known as PILOT payments.
11 Whether this was done all at once or
12 10-15 year periods through the IDA,
13 Park Lake has always paid reduced
14 taxes in the form of PILOTS. This
15 has been the case for decades and it
16 must continue to do so in the future
17 otherwise its expenses will be too
18 great for it to exist as an
19 affordable housing community.

20 Five years ago this Hempstead
21 Town IDA recognized that the Park
22 Lake buildings were in disrepair. A
23 PILOT was granted that required at
24 least \$5 million of repairs to be
25 done. Once construction began it

1
2 was discovered that the property had
3 serious issues impacting the health,
4 life and safety of the current
5 residents; for example, extensive
6 asbestos remediation was required.

7 Recognizing that the planned
8 renovation would only fix a small
9 part of the safety issues, the
10 applicant developer is now coming
11 back with a plan to access Federal
12 funds to invest \$35 million dollars
13 to completely renovate and transform
14 the entire development. These funds
15 are only available if the property
16 has an agreement to pay reduced
17 taxes, a PILOT agreement, for the
18 same length of time as the federal
19 mortgage.

20 Keeping and extending a PILOT
21 for this property does not take tax
22 money away from the Village, School
23 or Town because the property was
24 never and is not now paying regular
25 taxes. Keeping and extending the

1
2 PILOT will cause the property to pay
3 more money over the years of the
4 PILOT to the Village, School
5 District, Town and County for their
6 use for the community.

7 The reports commissioned by the
8 IDA conclude that the requested
9 PILOT agreement is necessary to
10 allow this investment and
11 renovation, and will result in
12 payments in excess of \$47 million to
13 the Village and other taxing
14 jurisdictions.

15 The Applicant has engaged in
16 extensive community outreach
17 including meetings with the Village
18 Mayor and Trustees who have all
19 expressed support for this
20 application.

21 Most importantly, the Applicant
22 has had numerous meetings with the
23 tenants who are most directly
24 affected and they are overwhelmingly
25 supportive.

1
2 This project will fully comply
3 with the zoning code of the Village.
4 The construction will be at
5 prevailing wages to local
6 contractors consistent with the IDA
7 local labor policies, and all
8 tenants will be given the
9 opportunity to stay on site and move
10 into fully renovated new apartments.
11 No one will be displaced or forced
12 to move out.

13 This is a once-in-a-lifetime
14 investment. This once-in-a-lifetime
15 investment is fully funded by the
16 Federal government and will improve
17 the life of the residents while
18 improving the property values of the
19 surrounding homeowners in the
20 Village.

21 With that, Mike, I would open
22 it to public comment.

23 HEARING OFFICER LODATO: Okay.
24 If you would like to speak, please
25 clearly state your name, where

1
2 you're calling from for the
3 stenographer and you have
4 two minutes.

5 MS. HENRY: My name is Lorraine
6 Henry. I live on Martin Luther King
7 Drive in Hempstead.

8 I feel that this is a good
9 opportunity because this complex
10 needs to be renovated. It's been
11 too long. It's been dilapidated.
12 If things are going wrong -- We
13 recently got brand new windows,
14 which I'm happy about. I don't feel
15 that anyone should try and stop and
16 block this from happening.

17 This complex been here since
18 the forties. It's time to be
19 refaced and renovated. I think we
20 deserve it.

21 HEARING OFFICER LODATO: Okay.
22 Thank you. Anyone else?

23 MR. SALMON: Yes, my name is
24 Bill Salmon. Thank you. My name is
25 Bill Salmon. I'm a resident of 20

1
2 Alicia Court. For the record, I'm
3 opposed to this PILOT, especially
4 with regard to the requested length
5 of it. But could I first ask if
6 there has been any analysis done as
7 to what improvements to the property
8 have been made under the existing
9 PILOT, all the years of tax savings?
10 What has been invested in this
11 project in the current PILOT?

12 The purpose of the statute is
13 to provide commerce and industry and
14 jobs, not residential purposes.
15 This proposal locks in economic
16 liability for future generations of
17 the Village of Hempstead.

18 Has anybody looked at the
19 cumulative total of PILOTs that have
20 been granted, not only by this
21 Agency but other agencies enforcing
22 unreasonable burden on the taxpayers
23 in the Village of Hempstead. I
24 submit that we have more than our
25 fair share of subsidized housing

1
2 projects in the Village of Hempstead
3 and to add an additional PILOT of
4 this length is idling us with an
5 unreasonable liability well into the
6 future.

7 UNKNOWN SPEAKER 1: Do you live
8 in Hempstead? Do you live on this
9 block?

10 HEARING OFFICER LODATO: This
11 is not a question and answer. We're
12 not going back and forth. Thank
13 you, Bill, for your comment. Did
14 you have anything else to say?

15 MR. SALMON: That's all Mike.
16 Thank you.

17 UNKNOWN SPEAKER 2: He
18 shouldn't say anything if he doesn't
19 live here.

20 MS. FLEMMING: My name is
21 Marion Flemming. I live at 91
22 Nassau Parkway in Hempstead. I just
23 received the assessment for my house
24 which is just a few blocks away from
25 this area and this is out of whack.

1
2 This idea of a 42-year PILOT is
3 ridiculous and you should look more
4 seriously into how this affects the
5 property taxes of all of us living
6 in this village. Thank you.

7 HEARING OFFICER LODATO: Thank
8 you very much.

9 MS. BRAZLEY: My name is Shelly
10 Brazley.

11 HEARING OFFICER LODATO: Can
12 you please spell your last name.

13 MS. BRAZLEY: B-R-A-Z-L-E-Y.

14 HEARING OFFICER LODATO: Okay.
15 Thank you.

16 MS. BRAZLEY: I live at 87
17 Nassau Avenue in Hempstead. I'm
18 concerned, for the record, I'm
19 opposed to a 42-year PILOT and I am
20 concerned because I recently found
21 an article in Long Island Business
22 News that this property was bought
23 in 2018 for \$42 million. So it
24 seems to me like a \$42 million
25 property -- and I'm showing that the

1
2 last payment I'm showing their PILOT
3 payment in 2018, 2019, \$162,000.

4 So I'm looking at this. My
5 property is assessed for \$300,000
6 and my taxes are \$21,000. I'm
7 paying \$15 per thousand. This
8 PILOT, they would be paying two
9 cents per thousand. I think that we
10 really need to look at that and the
11 unfair burden it is to the
12 homeowner, as well as the small
13 businesses in this community.

14 I'm also looking at the fact
15 that agencies and everyone else they
16 close their eyes to the racial
17 steering that comes into this
18 community, especially those by
19 charities that are paid by the U.S.
20 government for each immigrant that
21 they relocate and the lion's share
22 of these people land in Hempstead.

23 I'm also looking at a PILOT
24 that was granted in Garden City, I
25 guess last year, for 150-unit

1
2 apartment complex with 17 affordable
3 units. Now, this particular PILOT,
4 the first three years they're going
5 to be paying the land value of
6 133,000 for their PILOT, and then
7 \$22 million for the next 20 years.
8 By the time the PILOT ends they will
9 be paying 3.1 million annually,
10 which is a huge win for the
11 community of Garden City, the
12 taxpayers and the Village and most
13 importantly the school district.

14 So if we can do PILOTS like
15 this in Garden City, why is
16 Hempstead burdened with 17 apartment
17 buildings that have PILOTS and six
18 car dealerships that have PILOTS.
19 You can't continue to do this to the
20 homeowner and the small businesses
21 and think that this community is
22 going to be viable and function.

23 Who's on the phone for the
24 School District to fight for this
25 because of the erosion of this tax

1
2 base. I think that the IDA has to
3 be -- I read somewhere Stellwood
4 Marshall (inaudible) in Hempstead
5 because of racial segregation in
6 1949 I believe it was. So we've
7 been having these problems in
8 Hempstead for a very long time with
9 minority communities and an
10 overburdening and just not being
11 treated fairly. And I wish that the
12 many women on this panel would
13 really fairly look at what's going
14 on in the Incorporated Village of
15 Hempstead and how it affects
16 everyone mostly especially our
17 schools.

18 HEARING OFFICER LODATO: Thank
19 you.

20 MS. STEVENS: Yes, my name is
21 Molly Stevens. I live at 28-A
22 Martin Luther King Drive. I have to
23 say we need this program, this PILOT
24 program to happen. We've been
25 burdened downed too for a long time.

1
2 We deserve better too. It's just
3 like a body. What good is it
4 looking good on the outside and on
5 the inside it's falling apart and
6 that's the way our apartments are.

7 We would like for you to
8 consider and think about it and
9 think about what would God do.
10 Okay. Thank you.

11 MS. WINSTON: Terry Winston
12 would like to speak.

13 HEARING OFFICER LODATO: Go
14 ahead.

15 MS. WINSTON: I am disgusted
16 that given the trying circumstances
17 we are living in at the present
18 moment that this Board has the gall
19 to entertain this preposterous PILOT
20 and given any thought to what it
21 will cost the already cash-strapped
22 homeowners and small businesses.

23 Park Lake has been off the tax
24 rolls for quite some time, riding
25 off the backs of the taxpayers.

1
2 When will enough be enough. The
3 miniscule benefit, if you want to
4 call it that, are but a drop in the
5 bucket. The taxpayers should not
6 have to be burdened with paying for
7 renovations that the owner is
8 responsible for and requires to
9 maintain.

10 Hempstead, with the incessant
11 amount of PILOTS should look better
12 than its neighboring Garden City but
13 as long as there is no oversight and
14 punitive repercussions when
15 recipients fail to fulfill their
16 responsibilities, the Village of
17 Hempstead continues to be fleeced.

18 I say no to all PILOTS. This
19 village has more than its fair share
20 of them.

21 UNKNOWN SPEAKER 3: Hello?

22 Hello?

23 HEARING OFFICER LODATO: State
24 your name.

25 MS. BECOAT: This is Ernestine

1
2 Becoat. This is Ernestine Becoat at
3 49 Martin Luther King Drive. I hear
4 all the taxpayers talking and
5 they're crying out but, guess what,
6 we crying out also. Martin Luther
7 King needs fixing up. I been here
8 for 45 years. Scott Jaffee is the
9 only owner, which I said before,
10 that is willing to gutter and fix
11 Martin Luther King Drive. We have a
12 whole lot of things that is going
13 on.

14 As is, he is doing a wonderful
15 job. We got windows. He has
16 security and we have lights that can
17 light up the whole block. And I
18 believe, Ernestine Becoat, that he
19 will continue to do a good job if we
20 get this PILOT. We need it. We
21 need a community building where we
22 can have meetings. We can have
23 classes for the young people for
24 education. We need this PILOT.

25 I understand the homeowners. I

1
2 got you. Well, we need it also.
3 God bless. Thank you.

4 HEARING OFFICER LODATO: Thank
5 you.

6 MS PARKER: This is Sherry
7 Parker. I would like to speak. 150
8 Washington. I would just like to
9 speak to the facts that were laid
10 out by Mrs. Brazleton (phonetic) on
11 the history of the minority
12 neighborhoods and it has to have a
13 breaking point.

14 Minority neighborhoods have
15 been going through this for
16 centuries and it's time to stop. We
17 have few individuals who can look
18 into things and give you statistical
19 facts that are just plain ignored.

20 Yes, we have hurting people on
21 Martin Luther King Drive, but what
22 the people on Martin Luther King
23 Drive fail to realize is this: They
24 never took ownership of where they
25 live to get the things that they

1
2 need while those funds were being
3 paid out to the owners. There were
4 things that they were supposed to do
5 to maintain their building. The
6 only time this can happen is when
7 you have, in your mind, a picture of
8 how you want to live and be willing
9 to fight for it. After all, the
10 dollars are already following. If
11 the money was not there, these
12 people from the outside wouldn't
13 come into this neighborhood. And
14 when you do not fight for where you
15 live until someone else's vision is
16 brought into play, how do you think
17 or how could you trust them now with
18 more money to do what you want?

19 What you should have been doing
20 is taking ownership from day one;
21 when they built them, when you moved
22 into them, when you thought they
23 were so wonderful. Maintenance is a
24 thought in your mind.

25 Now, we need some morality

1
2 brought up in these issues as well
3 as you stroll the money out there
4 and pull from the taxpaying
5 homeowners, what are you desiring?
6 What is your plan? What do you see
7 in the future? What are you willing
8 to fight for? And that comes out
9 the ownership mentality.

10 I'm going to take care of where
11 I live. I'm going to teach my
12 children to live morally in these
13 buildings, not destructive.

14 So it's an all-around issue of
15 integrity, it's an all-around issue
16 of morality. And to put the burden
17 continuously, century after century,
18 after century on the minorities is
19 insane unless your real motive is to
20 destroy the black community or rid
21 the black community or the minority
22 community of its residents because
23 that's what it looks like you are
24 heading for.

25 So some truth needs to be

1
2 displayed because you have the
3 minority community to live off of
4 your vision and no man should live
5 off another person's vision. And
6 that's all I have to say.

7 HEARING OFFICER LODATO: Okay.
8 Thank you.

9 UNKNOWN SPEAKER 4: Hello?
10 Hello? Can I speak now? Can I
11 speak now?

12 HEARING OFFICER LODATO: Go
13 ahead.

14 MS. PATRICK: Good morning. My
15 name is Juanita Patrick from Park
16 Lake. I live at 58 B. Hello?

17 Yes, I understand what the lady
18 was saying and all but, you know,
19 we're not living in the past. We're
20 living in the now and now is what
21 we're looking at moving forward.

22 And like you say, you deserve a
23 place to stay, we deserve a place to
24 stay too. There are mistakes that
25 are being made by all of us, even

1
2 you. But see, now we're stating
3 that we need for you to forget about
4 our past and look at what we're
5 trying to do now. There is none of
6 us that are without being mistakes
7 made, not even you. So we're moving
8 forward but you're trying to stand
9 in our way of progression and moving
10 forward.

11 We have good and bad in all of
12 us. I'm sure every child has
13 something that they're doing, but we
14 all need a chance to move forward
15 but there are people like you that
16 are standing in the way of that.

17 You can't predict what's going
18 to happen. You need to give a
19 person a chance. Opportunity is
20 needed for all of us. And given
21 opportunity, we can we can move
22 forward. You are saying that it's
23 impossible or you're saying that you
24 choose not to give us an opportunity
25 to prove you wrong?

1
2 And it's sad that you as a
3 person believe that everything is
4 impossible and nothing is possible.
5 Yes, we made mistakes.
6 Opportunities may have been passed
7 by, but we're looking at now. Our
8 forefathers they seized the moment
9 and you won't give us an opportunity
10 to do the same thing.

11 Time needs to move forward not
12 to stand still. So what we're
13 asking from you and those that are
14 like you is to step aside and give
15 us an opportunity to prove you
16 wrong. We're taking this
17 opportunity to do the right thing.
18 We're taking this moment in time to
19 move forward and do better for our
20 children. Like you want better for
21 yours and yourself, we want better
22 for ours and our children.

23 So if you could take this
24 moment in time and choose to believe
25 there is hope for Martin Luther King

1
2 Drive, we can move forward. But as
3 long as you choose to believe, we
4 stand against you because we know
5 that there is hope with or without
6 you because we will get through
7 this. It may take a little of time
8 but time is just that. And we will
9 get through this.

10 All of you and the naysayers
11 that say that we can't do, that we
12 are this and we are that, yes, we
13 are because we are people and we're
14 standing together believing that who
15 and what is going to get us through
16 this and people like you. If you
17 were in this place living at Martin
18 Luther King Drive, you would be on
19 the receiving end doing just as we
20 are doing. But you -- Wait a
21 minute -- you're standing in
22 judgement of us and that's wrong.
23 That is wrong. Yes, you are.

24 UNKNOWN SPEAKER 5: No, I don't
25 think so.

1
2 MS. PATRICK: And it's wrong.
3 Only God can judge. And it's only
4 you that is up today and it could be
5 you down tomorrow.

6 UNKNOWN SPEAKER 6: You know
7 nothing about me.

8 MS. PATRICK: You don't know
9 nothing about us and you stand to
10 say the negative and it's wrong.
11 You need to work on this. You can
12 be here today and --

13 UNKNOWN SPEAKER 7: Shut up.

14 UNKNOWN SPEAKER 8: It's time
15 to go.

16 MS. YOUNG: Olga Brown Young.
17 Can I speak? I've been waiting for
18 the last five to 10 minutes.

19 THE REPORTER: Go ahead, Ms.
20 Young.

21 MS. YOUNG: I'm Olga Brown
22 Young. I'd like to speak. My
23 statement is this that I have lived
24 in Hempstead for a number of years.
25 Yes, I'm a homeowner but I'm

1
2 concerned that we're losing sight of
3 what we came here to talk about and
4 that is that this group that is
5 coming in to renovate Martin Luther
6 King Drive is not paying what
7 they're paying in other areas. In
8 other words, Garden City is getting
9 a much better payout.

10 I'm going to say this. I'm not
11 saying that I'm against the PILOT.
12 I'm saying that the PILOT needs to
13 be looked at and we need to
14 renegotiate it. That's my whole
15 point. And there's no need for us
16 to argue amongst ourselves because
17 we defeat what we're trying to do
18 and that is to make this company
19 that is here, that is doing this
20 presentation, step up and pay what
21 they should and what they pay in
22 other areas.

23 It's not fair to Hempstead that
24 we want once again are getting the
25 short end. We should be getting

1
2 what other areas are getting. And
3 if we do that then, of course, that
4 is going to raise the standard of
5 living and everything in Hempstead.
6 We'll all benefit.

7 But let's not fight amongst
8 ourselves. We need to turn to the
9 people that are sitting here saying,
10 oh, we're here and we want you to
11 approve this and say, you know what,
12 let's renegotiate this and then
13 we'll go from there. Thank you.

14 MS. RAY: This is Lindell Ray.
15 I've been a Hempstead homeowner for
16 more than 35 years and what I'm
17 hearing is what I often hear.
18 People are divided against one
19 another when actually it's the
20 entities that are trying to extract
21 more than they are giving to our
22 community that is pitting us against
23 each other.

24 It's not about comparing
25 people's integrity or their personal

1
2 lives. This is about a community
3 that can be financially sustained
4 and right now the way this community
5 is financed is through homeowners'
6 taxes and small businesses, and the
7 more that Hempstead has a burden
8 concentrated in one area and any
9 landlord is allowed to be absolved
10 of their responsibility, everything
11 cost. Somebody has to pay. Whoever
12 is not paying is shifting the burden
13 onto those who have to pay and
14 that's the struggling homeowners,
15 who, by the way, are getting older
16 many of them, and are on fixed
17 incomes and as the expense of
18 running this village goes up it
19 means that our taxes go up. That
20 means that many of us are going to
21 be priced out of this community and
22 a lot of younger people who might
23 want to invest in this community are
24 not going to want to do that because
25 it's too expensive.

1
2 So, you know, I think the
3 history does matter. The Village of
4 Hempstead has labored for years with
5 a shrinking tax base and has been
6 stuck at ever declining spiral of
7 economic debt all while the cost of
8 living are going up.

9 In spite of our efforts to
10 implement redevelopment plans and to
11 set our community on a path of
12 growth, obstacles such as non-tax
13 paying government properties and
14 PILOTS granted to profit-making
15 businesses by government authorities
16 outside of the Village of Hempstead
17 has continued to be thrown in our
18 way. Our community needs to have --

19 HEARING OFFICER LODATO: Time
20 is up. I'm sorry to cut you off.

21 UNKNOWN SPEAKER 9: Hello?
22 Hello? Hello? Hello? Hello?
23 Hello?

24 MS. FITZGERALD: Hello, I'm
25 Phyllis Fitzgerald. I live at 317

1
2 South Franklin. I've been here
3 since 1973. I raised my kids and my
4 grand kids here. We need this
5 program. And for the lady -- I
6 don't know who she is -- you
7 probably never lived on Martin
8 Luther King Drive. So you are
9 talking about this and talking about
10 that and knocking what the people
11 are trying to do here. If you have
12 never lived here, you don't know
13 anything about it and that's not
14 fair. If we didn't need it, we
15 wouldn't be up here today pushing to
16 try to get it done.

17 You need to let them people go
18 along with it and let these people
19 fix this place up. They can't fix
20 the place up around here if they
21 don't get the funds. I'm tired of
22 not having this done in my
23 apartment.

24 And you always complaining
25 talking about folks with kids

1
2 tearing up the place. Every person
3 in here that have kids or grand
4 kids, they are not all bad. And I
5 can vouch for that. I'm not saying
6 my grand kids or angels or my kids
7 is angels, but you can't put it all
8 and say the kids are destroying the
9 place, the mother and father are not
10 taking charge of it.

11 Do something to fix this place
12 up and let this program go through
13 because we need it. You don't live
14 here. That's all I got to say.

15 UNKNOWN SPEAKER 10: Hello?
16 Hello?

17 HEARING OFFICER LODATO: Wait.
18 Wait. Somebody has a television in
19 the back. Please mute your phone.

20 MS. MAXINE: Hello my name is
21 Maxine (inaudible). I live at 47
22 Martin Luther King. I've been here
23 44 years. Scott Jaffee is the only
24 one that's coming in to try to fix
25 up this place.

1
2 I can go back to 1960 about
3 this place. A lot of people don't
4 know a lot about what has happened
5 out here. It's time for somebody to
6 come in here and give us a decent
7 place to stay. Most of us are
8 senior citizens with low income and
9 we need all this, so I'm hoping and
10 praying that you let this pass and
11 let this man come in here and fix up
12 this place and I thank you very
13 much.

14 MR. EDWARD: Can I speak?

15 Hello?

16 MR. PAROLA: Thank you for your
17 comments. Sir, you can speak now.

18 MR. EDWARD: Can I speak now?

19 MR. PAROLA: Yes, sir.

20 MR. EDWARD: This is Seymour
21 Edward.

22 MR. PAROLA: Your name, sir?

23 MR. EDWARD: Seymour Edward.

24 MR. PAROLA: Thank you.

25 MR. EDWARD: Now, let me ask

1
2 Mr. Deegan a question before I
3 continue here.

4 MR. PAROLA: There's no
5 questions and answers. Excuse me,
6 this is not a question and answer.
7 You're allowed to make a statement.
8 We've already had the questions and
9 answers. Go ahead.

10 MR. EDWARD: From what I
11 understand from Mr. Deegan earlier
12 was that the property was under a
13 PILOT from way back a long time ago;
14 is that correct? Is that correct?

15 MR. PAROLA: You have to make a
16 statement. It's not a question and
17 answer.

18 MR. EDWARD: Yes, I'm saying
19 they already have a PILOT agreement,
20 right, before so if that's the case
21 why wasn't the building and
22 apartment complex fixed up under
23 those conditions from the previous
24 PILOTS?

25 UNKNOWN SPEAKER 11: Because

1
2 they sold the property.

3 MR. EDWARD: We have too many
4 PILOTS in Hempstead right now and
5 we're losing the school --

6 MR. MOHAMMED: Good evening,
7 I'm Aubrey Mohammed. I'd like to
8 make a statement, please.

9 MR. EDWARD: My concern is that
10 we have a lot of PILOTS in Hempstead
11 already, over 19 or 20. Why does
12 IDA grant PILOTS.

13 HEARING OFFICER LODATO: Mute
14 your phones if you're not speaking.
15 We're hearing a lot of background
16 noise. The stenographer will not be
17 able to capture anything and none of
18 you will be heard. Mute your phones
19 if you're not speaking.

20 Randy, you want to speak?

21 MR. RANDY: Yes, sir, Mr.
22 Chairman. Thank you, Mr. Chairman.
23 Also, Mr. Chairman, in the future if
24 we could possibly move for a Zoom
25 conference to where you guys can

1
2 control the audiences because it is
3 confusing. We can't hear each other
4 with the back and forth. It's just
5 a suggestion.

6 But I am a resident of
7 Hempstead and I live on the Heights
8 with my mother who is a taxpayer and
9 I understand the promises that have
10 been made to the residents of Martin
11 Luther King. I actually have a lot
12 of family members who reside over
13 there, but the issue is this, my
14 mother does not get the benefit of
15 applying for a PILOT, especially a
16 42-year PILOT. So to grant a
17 developer or a multiple-unit owner
18 who has millions of dollars and
19 receives millions of dollars in rent
20 from tenants a 42-year PILOT when
21 other property owners, specifically
22 ones who own houses and small
23 businesses, they don't get that
24 added benefit but yet their tax
25 liability to the Village is still

1
2 the same is ridiculous. And then
3 the negative affect that it has on
4 the school districts.

5 So if you guys, as a Town of
6 Hempstead Agency, grant this PILOT,
7 it negatively affects, not only the
8 Village but our school district, the
9 public school system I should say,
10 because the other thing that the
11 schools can do without its fair
12 share of property taxes from the
13 property development, which is not
14 the case.

15 Forty-two years is a lot of
16 time to lock in future generations.
17 I heard somebody ask for the
18 commentary from the school district.
19 I believe a school representative is
20 on the phone at this conference and
21 I think they should be heard as
22 well, but understanding the promises
23 that have been made to the tenant,
24 it is not fair to the property
25 owners of Hempstead.

1
2 So you want Hempstead to be
3 vibrant. You want Hempstead to be a
4 place where people come pack to, but
5 you're actually running people out
6 because they cannot pay their taxes.
7 So what are we going to keep having?
8 Affordable living places where, you
9 know, it's affordable but the houses
10 people can't live. It's not making
11 sense and 42 years is not good and
12 it does not bring any jobs.

13 A PILOT is supposed to bring
14 promise to the Village. How is
15 granting a 42-year PILOT to an
16 apartment complex bringing jobs to
17 the neighborhood. I'm not
18 understanding.

19 So that's my comment. It will
20 negatively affect the school
21 district and so when you look at the
22 school district and the lack of
23 funds and the lack of resources
24 where we want to get students, you
25 have to also consider that if you

1
2 grant a PILOT for 42 years that's
3 the reason why students don't have
4 what you think they should have as
5 opposed to Garden City or other
6 neighboring communities.

7 UNKNOWN SPEAKER 12: Hello?

8 HEARING OFFICER LODATO: What's
9 your name.

10 MS. SANTIAGO: Maribel Santiago
11 calling for Park Lake.

12 Yes, I agree with going ahead
13 with the PILOT. He is talking about
14 the houses and how can we continue
15 to this 42-year plan for affordable
16 housing and what about the work
17 people and working jobs. How are
18 people that are not working supposed
19 to survive and live if they're not
20 working. Affordable is housing is
21 what's going to help these people
22 that are not working if there is no
23 jobs available.

24 The project needs to continue
25 because this is not going to happen

1
2 in Hempstead. There is no way that
3 you're going to beat out the
4 affordable housing and then have a
5 bunch of homeless people and people
6 that have been here over 20 and
7 30 years that have raised children,
8 grandchildren, great grandchildren,
9 to go to these people who have
10 homes. That's ridiculous. The
11 project needs to continue.

12 MR. PAROLA: Thank you.

13 HEARING OFFICER LODATO: Thank
14 you.

15 MR. MOHAMMED: Good morning.
16 My name is Aubrey Mohammed. I'm a
17 community advocate, activist in
18 Hempstead and running for Mayor of
19 the Village of Hempstead in the
20 election next month and I would
21 reflect the sentiments of Shelly
22 Parker and Mr. Edwards in that there
23 is no community value over the long
24 term here investing tens of millions
25 of dollars a year in tax breaks and

1
2 credits for a building, something
3 that to the tenants is not
4 ownership. It's not community value
5 ownership that will create
6 generation wealth.

7 I oppose the PILOT and this
8 program. It should be focused on
9 ownership and increase in community
10 value that increase generational
11 wealth that we can invest back into
12 the community. It's not here. This
13 has to be refocused. Thank you.

14 HEARING OFFICER LODATO: Thank
15 you, Mr. Mohammed. Would someone
16 else like to speak?

17 MS. JONES: Hi, Hello? Hello?
18 Hello?

19 HEARING OFFICER LODATO: Ms.
20 Jones, please speak.

21 MS. JONES: My name is Kawana
22 Jones. I'm a homeowner in Hempstead
23 and I've been listening to the
24 proposal and the back and forth
25 between the tenants and the

1
2 homeowners and I feel like they are
3 making it a fight between the
4 tenants and homeowners but that's
5 not the case.

6 I don't believe any homeowner
7 on this call is saying that we are
8 against low poverty and affordable
9 housing because I grew up in that
10 situation and as a taxpayer I feel
11 like if I want to renovate my home I
12 can't go and ask for a PILOT to help
13 renovate my home so that it can
14 higher the standards of living.

15 I feel that I'm against the
16 proposal only because they should
17 pay their fair share as we the
18 homeowners, the taxpayers here, are
19 paying our fair share.

20 That's what I want on the
21 record. I don't think that the
22 people that are living in these
23 buildings should be arguing back and
24 forth with the homeowners because
25 it's not a fight against us. It's

1
2 people that are coming in trying to
3 take advantage of that.

4 If they want to fix and
5 renovate, they get the funding to do
6 it the same way as we homeowners in
7 this village have to. That's what I
8 have to say.

9 HEARING OFFICER LODATO: Thank
10 you. Would anyone else like to
11 speak?

12 MR. PAROLA: Mute your phones,
13 please.

14 UNKNOWN SPEAKER 13: Hello?
15 Hello? Hello?

16 HEARING OFFICER LODATO: If
17 you're not speaking, please mute
18 your phones. We're hearing a lot of
19 background noise. Thank you.

20 MS. EUNICE: My name is Eunice
21 and I live at 20 Martin Luther King
22 Drive.

23 I'm just calling you and giving
24 you a walk-through. We had previous
25 three or four owners. They came in

1
2 and some of the people they took
3 care of their apartments. They had
4 people to come in here and renovate
5 their apartment and when they did
6 the inspection that's what went
7 down.

8 We should have gotten behind
9 the three or four who was before Mr.
10 Scotty. Mr. Scotty is the only one
11 who came in with a vision and an
12 idea to make the apartments decent
13 for the tenants over here. The rest
14 of them took advantage of our homes
15 and they did not do nothing because
16 they came in and they only did the
17 best apartments in the complex that
18 was fixed up nice and they left the
19 rest of them go. After that, all
20 the apartments went down.

21 In my building, I went a year
22 with the windows open and I had to
23 throw color up in there to keep the
24 odor down. But Mr. Scotty had a
25 vision to do the right thing for the

1
2 tenants, not one tenant but all the
3 tenants of Martin Luther King and
4 I'm asking you all, would you
5 please, in Jesus Christ's name, do
6 what's right for all of us. We can
7 sing together but we can't all talk
8 together. Have a good day.

9 HEARING OFFICER LODATO: Thank
10 you very much.

11 MR. POPE: Steve Reginald Pope.

12 HEARING OFFICER LODATO: Can
13 you repeat that, please.

14 MR. POPE: Steve Reginald Pope.

15 HEARING OFFICER LODATO: I
16 can't really make you out. You're
17 very muffled.

18 MR. POPE: Steve Reginald Pope.

19 HEARING OFFICER LODATO: Polk?
20 P-O-L-K.

21 MR. POPE: No, Pope like in the
22 Vatican.

23 HEARING OFFICER LODATO: Oh,
24 Pope. Go on, please.

25 MR. POPE: You got it? Okay.

1
2 Everyone looks at Mr. Scotty as a
3 saviour and he's doing wonderful
4 things for Martin Luther King Drive.

5 Now, when I came from the
6 hospital, I'm familiar but I didn't
7 go up there, but I want you to
8 understand in terms of talking about
9 visions and a grand picture, it
10 really sounds good. It sounds
11 great. And a lot of times when
12 you're sold a bill of goods it's
13 always greater than what it actually
14 is.

15 And I want you to understand
16 Malloy College and that area has
17 been residences for the students
18 because they are expanding. No one
19 has entertained that or made a
20 statement in reference to that.

21 What I want you to do is aside
22 from thinking about the
23 rehabilitation of facility, the
24 long-term PILOT, what's going to
25 happen once the PILOT is completed

1
2 over a period of time.

3 Now, as you know, there is life
4 expectancy with individuals,
5 especially seniors. They have five,
6 10, 15, 20 years. What happens when
7 they leave. The next thing you know
8 they will start filling up with
9 college students and I want you to
10 be aware of that. That's their
11 vision, not ours.

12 HEARING OFFICER LODATO: Okay.
13 Anyone else want to speak.

14 MR. SCOTT: Yes. Good morning.
15 My name is Jamal Scott. I'm
16 Assistant Superintendent for
17 Hempstead Public Schools. Do I have
18 the floor?

19 HEARING OFFICER LODATO: Yes,
20 you do. Go on.

21 MR. SCOTT: Alright. There's a
22 couple of things that I suggest that
23 the Town of Hempstead does, and you
24 might have done this already. I
25 think you need to communicate to the

1
2 residents of MLK Drive of the
3 affects of a PILOT. I think there
4 are people here for the residents
5 and for the homeowners. I think
6 that we need to really look at the
7 detail of this PILOT to see how it
8 affects the community in totality,
9 how it affects the school district.

10 We have over 100 students that
11 are residents of MLK Drive and that
12 attend the school that's right
13 there, Joseph McNeil. We need to
14 ensure that this PILOT is beneficial
15 to the community as well as the
16 School District.

17 As you know, most PILOTS don't
18 last 42 years. I'm very hesitant
19 without seeing the complete details
20 and the financial implications of
21 this PILOT to say that the School
22 District is in agreeance to this.

23 However, the School District is
24 in agreeance to the renovation and
25 for better living for the residents

1
2 on MLK Drive, but it can't be on the
3 backs of the other community
4 members, the homeowners and the
5 School District. It has to be on
6 the backs of the developer and we
7 need to ensure that we are getting
8 our fair share in the Hempstead
9 community just as the other
10 communities. We need to compare the
11 financial implications that when
12 this developer goes into other
13 communities, are we getting our fair
14 share.

15 So I ask that the developer
16 sets up a time to meet with the
17 Board of Education and myself and
18 the Superintendent to go over the
19 numbers. And the Town of Hempstead
20 IDA before you approve this PILOT to
21 specifically have a meeting with us
22 and the District so we can ensure
23 that this makes sense for the
24 District. (Inaudible. Multiple
25 conversations.)

1
2 HEARING OFFICER LODATO: Excuse
3 me. Excuse me. Excuse me. Please
4 mute your phones if you're not
5 speaking and secondarily, if you
6 could just wrap it up. You're over
7 your 2 minutes now, sir.

8 MR. SCOTT: I appreciate that
9 but considering I'm the Hempstead
10 Public Schools I think I should get
11 a little latitude and give me a
12 little more than 2 minutes. I
13 respectfully ask for additional
14 time. I appreciate that. Thank
15 you. Let me finish my point.

16 UNKNOWN SPEAKER 14: No extra
17 time.

18 MR. SCOTT: I will reach out to
19 the developer. Do we have the
20 developer's contact information? My
21 e-mail is --

22 HEARING OFFICER LODATO: We'll
23 e-mail them and provide that to you.
24 You might want to go on the website.
25 Hold on one moment. Go on.

1
2 MR. SCOTT: My e-mail is
3 JJscott@hempsteadschools.org. Thank
4 you. I appreciate the time and the
5 opportunity to speak.

6 HEARING OFFICER LODATO: Thank
7 you. Would anyone else like to
8 speak?

9 MR. FLOYD: Good morning, my
10 name is Arsi Floyd, 15 Martin Luther
11 King Drive and I reside here for a
12 number of years, you know. I raised
13 my daughter, raised my family here.

14 You know, we've thrived for
15 years and we have a lot of good
16 people on this block and we deserve
17 more and better than what we have
18 here now like the young lady said
19 before.

20 A lot of times it's hard for
21 people to move out and find homes
22 and relocate and go south and do as
23 other people, but we have a lot of
24 good people here and we deserve to
25 have a developer that's going to

1
2 come in and do what needs to be
3 done, okay. We all deserve that and
4 we appreciate if you approve this
5 project. Thank you so much.

6 HEARING OFFICER LODATO: Would
7 anyone else like to be heard?

8 MS. GARRY: Hello, my name is
9 Katherine Garry.

10 HEARING OFFICER LODATO: Mrs.
11 Garry please speak. If you're not
12 speaking, please mute your phones.

13 MS. GARRY: My opinion is that
14 most people would love to see these
15 wonderful renovations at Martin
16 Luther King Drive, however, has
17 anyone investigated what is behind
18 this --

19 (Heavy breathing is heard over
20 Ms. Garry. Inaudible portion.)

21 MS. GARRY: And it is my
22 contention that contrary --

23 (Heavy breathing is heard.
24 Inaudible portion.)

25 HEARING OFFICER LODATO: Excuse

1
2 me. If you're breathing into the
3 phone or you're cleaning your
4 glasses --

5 UNKNOWN SPEAKER 15: Mute your
6 phone! Mute your phone! How many
7 times do they have to tell you?
8 Mute your phones!

9 HEARING OFFICER LODATO: Please
10 mute your phones if you're not
11 speaking. Mrs. Garry, please go on.

12 MS. GARRY: It is my contention
13 contrary to the hopes expressed by
14 the Park Lake grant is that this
15 project is designed, not to help,
16 but to injure the current residents.
17 This is because everyone, and
18 especially --

19 (Heavy breathing is heard.
20 Inaudible portion.)

21 MS. GARRY: -- need to
22 understand there is absolutely no
23 guarantee that this project will not
24 be converted to high income project
25 in the future.

1
2 I dare say that such future
3 conversion is the real purpose
4 behind this proposal. This is
5 because such conversion is allowed
6 and even encouraged by the terms of
7 the D-4 and the low income tax
8 credit financing which is being
9 relied upon by the Park Lake owner.
10 Thus, the current tenants at Park
11 Lake who have previously indicated
12 support for this PILOT have been
13 misled and tricked into supporting
14 it because down the road the current
15 residents there will end up being
16 put out of their apartment.

17 Secondly, since Park Lake has
18 already been under a PILOT since its
19 inception in the 1940's, during that
20 extended period of time the owners
21 have already used up more than
22 enough in tax breaks and other
23 governmental subsidies to be able to
24 do the needed renovations on their
25 own dime.

1
2 Under this extended PILOT tax
3 breaks provide to the owners will
4 have a disparate impact on African
5 Americans and other minorities in
6 this Hempstead Village. This is
7 because 70 million dollars out of
8 the 86 million in tax breaks will be
9 suffered by the Village and the
10 School District taxpayers.

11 Clearly, the 70 million price
12 tag being forced on the Village is
13 contrary to the FHA which requires
14 that such disparate impact cannot be
15 allowed when there is another way to
16 do the project without such a
17 negative impact.

18 This principal is discussed on
19 page 188 of a much herald book
20 published recently entitled "The
21 Color of Law" written by Richard
22 Rothstein.

23 UNKNOWN SPEAKER 14: I read
24 it.

25 MS. GARRY: In the case at hand

1
2 the purpose of the project can be
3 accomplished in another way by
4 spreading the entire 86 million
5 costs over the entire Town and
6 County for it is the Town and County
7 that are the real beneficiaries of
8 this proposal, not the Village of
9 Hempstead. Thus, the Town and
10 County taxpayers must be required to
11 pick up the tab, not the Hempstead
12 Village.

13 Please reject this PILOT as its
14 70 million dollar tax laws will be
15 illegally and immorally injurious to
16 the current residents of Park Lake,
17 as well as to the entire Hempstead
18 Village and its school district and
19 taxpayers. Thank you.

20 HEARING OFFICER LODATO: Thank
21 you. Would anyone else like to be
22 heard?

23 MS. BROWN: My name is Shirley
24 Brown. Good morning. I live at 14,
25 Apartment A, Martin Luther King

1
2 Drive here in Hempstead.

3 Now, I've been living here
4 40-something years. I have gone
5 through three, four, owners. Not a
6 one came to us and asked us what
7 would we like to do, but you go to
8 the federal government, you get the
9 money and you put the same old thing
10 back in and we don't have anything.
11 The floors are leaking. The floors
12 are upside down. We have asbestos
13 and now you homeowners are saying to
14 us that we can't live a decent life
15 here at Martin Luther King?

16 This is the only owner that has
17 come to us with a plan. And
18 90 percent of the people that live
19 here like that plan. We've seen it
20 and you homeowners give PILOTS to
21 anybody that comes but when Martin
22 Luther King asks you for a PILOT
23 with an owner that is willing to
24 work with us and work for us, you're
25 saying no.

1
2 A PILOT is always on the backs
3 of somebody. I have gone to round
4 table after round table and I've
5 heard you homeowners give apartment
6 buildings more than one PILOT. I
7 don't care if it's for a 10-year
8 PILOT. They pack down and they move
9 out when it's time to pay the tax.

10 The stores are empty here
11 because you, the homeowners, approve
12 the PILOTS and once the five and
13 10 years are up they pack their grip
14 and they leave. Hempstead Village
15 is just like a ghost town because
16 you, the homeowners and the
17 residents of Hempstead, give these
18 10 or 15-year PILOTS and when it's
19 time to pay the tax the building is
20 empty.

21 Now, here we at Martin Luther
22 King Drive are asking you to give
23 this owner the PILOT so we can live
24 a decent life. Look like a nice
25 community instead of jailhouse rock.

1
2 We are sick and tired of the Village
3 of Hempstead giving PILOTS to people
4 that really don't need them. But
5 that's what you're doing and I don't
6 think it's right.

7 Give the man the PILOT so we at
8 Martin Luther King Drive, before I
9 die, I can live in a decent complex
10 that looks like a home place that
11 years ago we paid tax for.

12 You got to remember, we paid
13 tax too. And I don't care if you
14 give a one-year PILOT. It's on the
15 backs of the taxpayer. So don't
16 bring it to me that somebody's got
17 to pay it. My kids were raised
18 here. I paid tax here. Now it's
19 time for you to give back to me.

20 And I say to you, give Mr.
21 Jaffee this PILOT so we at Martin
22 Luther King Drive can look outside
23 and see a beautiful building, see
24 lovely windows, good grass, look at
25 the birds fly by. Stop looking in

1
2 the past. Live in the present and I
3 myself see beauty before I leave
4 here.

5 We realize somebody got to pay
6 the tax. Well, look at this, I paid
7 tax when I was working. I don't
8 care whether you like it or not, but
9 I paid it. And you all gave out
10 PILOTS on my tax dollars so now it's
11 time for you to give him the PILOT
12 so I can live off your tax dollars.
13 Have a good day and may God bless.

14 HEARING OFFICER LODATO: If
15 you're not speaking mute your
16 phones.

17 MS. DARLING: Hello. This is
18 Assemblywoman Taylor Darling.

19 MS. RUSTIN: Fannie Rustin and
20 I live at 15 Martin Luther King
21 Drive. I would like more
22 information. I've been listening to
23 the people and the thoughts and
24 their expressions but I would like
25 to have more information because I

1
2 am a senior and I just want to know
3 what's going on. Thank you very
4 much.

5 HEARING OFFICER LODATO: Thank
6 you. Assemblywoman.

7 MS. DARLING: Yes, Hi, how are
8 you? This is Assemblywoman Taylor
9 Darling. I am wishing that this was
10 set up as a Zoom right now so we
11 could have a little more control but
12 I want to say that I had a lot of my
13 constituents asking me to join this
14 Public Hearing, a lot of people who
15 are homeowners, a lot of people who
16 have been able to live in affordable
17 housing as well, and one thing I
18 would like to say that has been
19 stated already, I don't like the
20 fact that us as residents of
21 Hempstead are fighting against each
22 other right now. I think we are not
23 keeping our eyes on the prize which
24 is, there are communities that do
25 receive PILOT proposals but they are

1
2 able to negotiate these proposals so
3 that they are usually beneficial for
4 everyone.

5 I'm going to call to find out
6 more about the dollar amount
7 because, I have to say the way
8 Shelly Brazley broke it down into
9 dollars and cents, that's what we
10 need to look at. What did a 15-year
11 PILOT look like for us? What did a
12 42-year PILOT look like? What does
13 that look like in dollars and cents
14 because the reality is the Hempstead
15 budget has to be paid and if they
16 don't get it from commercial taxes
17 they are going to continue to
18 increase the cost of living for our
19 homeowners and our small businesses.

20 And we want this to be a lot
21 more balanced because we all have
22 children that we care for that are,
23 you know, in the school system. We
24 all have these situations where
25 we're driving through a village that

1
2 once was a thriving village and that
3 is not our experience right now. So
4 quality of life is something that
5 impacts every single one of us and
6 we need the balance. And I have to
7 say 42 years, I will probably not be
8 on this earth by the time the PILOT
9 is done. That's a long time.

10 And I want to just piggyback on
11 what Bill Salmon referenced. Bill
12 Salman asked, what has been done?
13 The residents of MLK do deserve a
14 great place to live. They had
15 PILOTS all these years since the
16 40's. What has been done to
17 maintain? What type of payment
18 schedule or what type of maintenance
19 schedule was there?

20 This is not homeowner versus
21 affordable living people. This is
22 not what that is because, you know
23 what, I could be on affordable
24 living tomorrow. That could be any
25 of us. No one is better than

1
2 anyone. We are all in this together
3 and we deserve to have a Hempstead
4 that we're proud of, especially when
5 we get to be sandwiched between
6 Rockville Centre, Garden City and
7 Westbury and our money is paying for
8 those places as well.

9 So it is not beyond us to sit
10 down and negotiate real terms.
11 Terms that you would bring to
12 communities that count in Nassau
13 County because apparently ours
14 doesn't seem like it counts very
15 much. Thank you.

16 HEARING OFFICER LODATO: Thank
17 you. Anyone else like to speak?

18 If there is no one else, we
19 would like to close this hearing.

20 Dolly, are you ready to close
21 the hearing?

22 MS. LONG: Hello?

23 HEARING OFFICER LODATO: Go
24 ahead, ma'am.

25 MS. LONG: This is Leonore

1
2 Long. I'm a resident in the Village
3 of Hempstead and my fear is that
4 this seems to be a new road to
5 gentrification in the Village of
6 Hempstead.

7 If you want a PILOT, maybe we
8 should think about either having
9 mortgage taxes and sales taxes as
10 opposed to real estate taxes.

11 The taxes in the Village of
12 Hempstead is affecting everyone.
13 Senior citizens are losing their
14 homes on a daily basis because of
15 10, 15 and \$20,000 in real estate
16 taxes. I think that's absurd to
17 even consider another PILOT for this
18 Martin Luther King Drive facility.

19 When the person purchased the
20 building they knew what needed to be
21 done. And I'm going to repeat what
22 one Mayor said to me when I
23 mentioned to him about the high
24 taxes in the Village of Hempstead
25 and how the people are purchasing by

1
2 losing their homes and this
3 particular mayor told me if they
4 couldn't afford it, they should not
5 have bought it, and I feel the same
6 thing for these landlords, and I'm
7 going to say profitable landlords,
8 wanting to take away from the
9 community.

10 This Village actually looks
11 like a ghost town. And the people
12 that ask us to vote for them they
13 come in and do exactly the same
14 thing that was done before; raise
15 your taxes and give back nothing.

16 The Village of Hempstead has
17 reached its constitutional taxing
18 gamut and this needs to be a New
19 York State concern at this time.

20 The people of Hempstead need to
21 take a serious look at who they are
22 voting for because we're not getting
23 anything in return. The taxes
24 continue to escalate on homeowners
25 in this village on an annual basis.

1
2 There is no such thing as remaining
3 the same or reducing the taxes.
4 Every year it's an increase on
5 homeowners.

6 And I repeat again, right now
7 there are over 160 foreclosures in
8 just the Village of Hempstead.
9 That's criminal. There needs to be
10 a look or an investigation on these
11 PILOTS. Between the PILOTS and the
12 tax certiorari, this village is
13 bankrupt and I think this project
14 should be rejected. Thank you.

15 HEARING OFFICER LODATO: Thank
16 you very much.

17 UNKNOWN SPEAKER 16: Can I just
18 please say one more thing?

19 HEARING OFFICER LODATO: If
20 you've spoken already, we are not
21 having people speak twice. I'm
22 sorry.

23 UNKNOWN SPEAKER 16: Oh, okay,
24 I'm sorry too. Thank you.

25 HEARING OFFICER LODATO: Thank

1
2 you.

3 MR. KELLY: Hello, this is
4 Antonio Kelly. Antonio Kelly here.
5 I lived on Martin Luther King --
6 well, we'll call it Avenue, back in
7 1961. My parents lived there in the
8 fifties and they moved and bought a
9 house in Freeport.

10 I want to say some of the
11 people that currently live on the
12 drive, nobody that owns a house is
13 against you. They're against having
14 to pay money to a millionaire
15 because the millionaires are the
16 ones that are running off with the
17 bag of money, not the homeowner.
18 The homeowners are being priced out.
19 So what you have to understand is
20 your battle is not with homeowners.
21 Your battle is with the owners of
22 the building who are millionaires
23 and asking for basically -- This is
24 corporate welfare. That's what it
25 is. On the backs of homeowners and

1
2 business owners and that's what it
3 is. We have nothing against
4 anybody.

5 I have family. My sister lives
6 on the Drive right now so I want the
7 best for her and everybody else
8 that's over there, but I don't want
9 to pay for it because I don't live
10 there. It should be on the owner,
11 the owner who is a millionaire.

12 That's how that works so let's
13 not get it twisted here. Our battle
14 is not with each other. It's not.
15 So, you know, that's all I have to
16 say about that.

17 HEARING OFFICER LODATO: Thank
18 you, Mr. Kelly. Would anyone else
19 like to speak before I close the
20 meeting?

21 MS. JONES: Yes, I would like
22 to speak.

23 HEARING OFFICER LODATO: Go on.

24 MS. JONES: My name is Ruth
25 Jones. I live on (inaudible)

1
2 adjacent to the Martin Luther King
3 facility apartments. I live here
4 for well over 30- somewhat years for
5 sure.

6 I believe that the proposal
7 that has been given to the people
8 has not been explained to the
9 community and therefore you have
10 this back and forth dialogue between
11 the people at Martin Luther King and
12 the homeowners. A 42-year PILOT is
13 absurd and it's long. Whoever heard
14 of a 42-year PILOT? They don't have
15 it.

16 And I think that this should
17 have been on a Zoom where it could
18 have been better controlled and you
19 have control of the people.

20 I feel that we're not against
21 the people in Martin Luther King.
22 There's plenty of people who have
23 lived there and they are good people
24 and they deserve this, but they
25 don't need to have their rents

1
2 increased, which will happen with
3 this 42-year PILOT. Nobody speaks
4 about that. They don't know and
5 they're not told of this proposal.
6 I think that it should be discussed
7 and (inaudible).

8 HEARING OFFICER LODATO: Thank
9 you very much.

10 MS. ROBINSON: Hello, my name
11 is Melinda.

12 MR. PAROLA: Melinda what?

13 MS. ROBINSON: Melinda Robinson
14 from 95 Martin Luther King Drive.

15 HEARING OFFICER LODATO: Go
16 ahead.

17 MS. ROBINSON: So I would just
18 like to agree with the last two
19 speakers because I work, so if I was
20 at work I wouldn't even be able to
21 be on this conference call to know
22 what's going on.

23 And whatever he said, as far as
24 they are not arguing with the
25 tenants, a lot of the tenants are

1
2 not aware of what's going on. All
3 they're looking at is they are
4 making improvements into the
5 complex. They're not looking at the
6 back end because nobody ever has
7 anything where we can come and sit
8 and listen. I work every day so
9 they don't make these things that
10 they have at an appropriate time for
11 people that work. People can't just
12 take off and sit on a conference
13 call and risk losing my employment.

14 I do agree with them. We don't
15 know what's going on. I don't know
16 what's going on. I just know they
17 came and told me about a petition.
18 They hand the fliers out. They
19 throw them under your door and if
20 you don't get it, you just don't get
21 it. So now you're in agreeance of
22 these people coming in with this 35
23 million and they're going to do
24 what? First they put windows in.
25 That's unacceptable. We don't need

1
2 windows.

3 UNKNOWN SPEAKER 17: Right!

4 MS. ROBINSON: How are you
5 going to fix the entire complex and
6 you're first already putting in
7 windows when I can tell you we're
8 falling through the floors.

9 I don't know what time of
10 construction because I don't do
11 construction, but I'm almost certain
12 the way you all doing it is a tacky
13 job as the rest of the owners did.

14 And when people hear that
15 they're just coming in to make
16 fixes, everybody gets excited. I'm
17 not excited because I can live the
18 way I'm living. As long as I clean
19 my apartment, I'm going to be fine
20 and I don't walk through the floor.

21 But the older people in the
22 front, all they're exited about is
23 they're coming in and they're going
24 to make fixes.

25 So, unfortunately, they're

1
2 pushing for it. The people that are
3 not pushing for it, they have their
4 reasons. I don't want to pay on the
5 back end either if I had a home.
6 For them to fix up Park Lake or for
7 him to go run off and do 10 million
8 dollars worth of changes and take
9 the other 25 million with him, I
10 agree with them.

11 And I agree with the people
12 that live here as well. It's a
13 tough situation, but they need to
14 sit us down and literally speak to
15 every single tenant to explain the
16 rent, if it's going to go up. Are
17 we going to pay electricity?
18 Because things will change once they
19 say, your rent is going to up
20 because they'll tell them no at that
21 point.

22 So it's very confusing and I
23 appreciate you all having this
24 forum.

25 HEARING OFFICER LODATO: Thank

1
2 you. We would like to now close the
3 meeting.

4 MS. DAVID: One more person,
5 please. May I speak?

6 HEARING OFFICER LODATO: Go on.

7 MS. DAVID: I live here on
8 Martin Luther King Drive. I agree
9 that we have not been told the whole
10 story. We don't know what's going
11 on. She's absolutely right. They
12 come in and hype us all up but
13 explain to me everything that is
14 going on. She's 100 percent
15 correct. I agree with her
16 100 percent, the last lady that
17 spoke.

18 Everybody is excited that
19 something new is going to come on,
20 but we don't know what else is going
21 to happen here. Like you said, they
22 can fix the outside but what's going
23 on in the inside. Exactly.

24 My apartment is falling part.
25 My floors are buckling. My ceilings

1
2 fall constantly. So I won't even
3 begin to tell you everything that
4 goes on here. I live in the
5 epicenter of all the wrong things
6 going on here, but she's 100 percent
7 right. So that's all I have to say
8 about this.

9 HEARING OFFICER LODATO: Thank
10 you.

11 MS. BECOAT: Please. Please.
12 Please. Please. I beg you. Hello.
13 I beg you. Listen.

14 HEARING OFFICER LODATO: Yes.
15 Yes.

16 MS. BECOAT: I spoke before,
17 yes, I did, but please, I have to
18 say this.

19 Those tenants are not
20 telling -- Well, I'll say it like
21 this. Scott Jaffee had a meeting
22 with every tenant here explaining
23 from A to Z --

24 UNKNOWN SPEAKER 18: No --

25 Sure did. My name is Ernestine

1
2 Becoat. Once again, that is not
3 true. Scott had a meeting with
4 every tenant here and did the whole
5 floor plan of his idea.

6 Now, if some people that live
7 here didn't come or wasn't able to
8 come, he also sent a flier out from
9 point A to Z saying exactly what he
10 was planning to do.

11 Now, this does not make any
12 sense. Everybody else gets PILOTS;
13 Garden City, Rockville Centre, all
14 of them. Why are you holding this
15 man back?

16 Now, I have to say one more
17 thing. They talk about the old
18 owners. Yes, that's true, but we
19 didn't know anything about the old
20 owner. The old owners didn't come
21 to us explaining what they were
22 going to do or try to do. They
23 didn't do Jack. But now we got a
24 new owner that's come along and
25 wants to do all this stuff for the

1
2 tenants. Why not give it to him?
3 He's not going to run with the
4 money. Thank you.

5 HEARING OFFICER LODATO: Thank
6 you.

7 UNKNOWN SPEAKER 19: They're
8 lying. They know they got PILOTS
9 and --

10 HEARING OFFICE LODATO: Okay,
11 we're going to close the meeting.
12 Thank you everyone for your
13 comments. We appreciate it. We're
14 closing this meeting at 10:56 sine
15 die. Thank you.

16 (Time noted: 10:56 a.m.)
17
18
19
20
21
22
23
24
25

CERTIFICATION

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

THAT the within transcript is a true record
of my stenographic notes.

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 18th day of February, 2021.



DOLLY FEVOLA

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