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IN THE MATTER OF

A PUBLIC HEARING RE:

PARK LAKE HEMPSTEAD, L.P.

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1 Washington Street
Hempstead, New York

May 10, 2021
9:00 a.m.

B E F O R E:

MICHAEL LODATO, Deputy Executive Director

FREDERICK PAROLA, Chief Executive Officer

FLORENCE GIRARDI, Chairman Board Member

DANIEL OPPENHEIMER, VOH Board Member

TERRANCE WALSH, ESQ. (Via Telephone)

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

FORCHELLI DEEGAN TERRANA, ESQS.
        Attorneys for the Applicant
        PARK LAKE HEMPSTEAD, L.P.
        333 Earl Ovington Boulevard
        Uniondale, New York
BY: DANIEL DEEGAN, ESQ.

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2   MR. LODATO: Good morning. My

3   name is Michael Lodato. I'm with

4   the Town of Hempstead Industrial

5   Development Agency. I'm accompanied

6   by CEO, Frederick Parola and

7   Chairman Florestano Girardi, as well

8   as Village of Hempstead IDA Board

9   Member, Dan Oppenheimer.

10   We're opening a public hearing

11   for Park Lake Hempstead, L.P. I will

12   now read the legal notice into the

13   record.

14   Notice is hereby given that a

15   Supplemental Public Hearing

16   scheduled for May 10, 2021, at 9:15

17   a.m. is being held by the Town of

18   Hempstead IDA with regard to Park

19   Lake Hempstead L.P. in accordance

20   with the provisions of Article 18-A

21   of the New York General Municipal

22   Law. The hearing will be held at 1

23   Washington Street, Town Hall

24   Pavilion, Hempstead, New York 11550.

25   Temperatures will be taken upon

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2   entering and anyone with a fever

3   will not be allowed inside the

4   Pavilion. All attendees must sign

5   in, wear a mask and stay 6 feet

6   apart from each other during the

7   duration of their stay. Pursuant to

8   Governor Cuomo's Executive Order

9   202.1 issued on March 12, 2020, as

10   amended to date permitting local

11   governments to hold public hearings

12   by telephone and video conference

13   and/or similar device, anyone who is

14   unable to attend Supplemental Public

15   Hearing may listen and comment on

16   Project as defined herein and the

17   benefits to be granted by the Agency

18   to the Company by calling 1

19   877-870-5858 and entering access

20   code 9820165272#.

21   The Agency previously provided

22   its assistance to Park Lake Owner

23   LLC, a New York limited liability

24   company ("Original Company"), in the

25   acquisition of an approximately

11.78 acre parcel of land located at
295, 299 and 317 South Franklin
Street, 4-118 Martin Luther King
Drive, 57,61 and 62 Oakland Street
and 69 and 70 Dorlon Street, Village
of Hempstead, New York 11550 (the
"Land"), consisting of 14 buildings
ranging from 1 to 3 floors
containing 240 affordable housing
residential units (132 2-bedrooms
and 108 3-bedroom units) and one
commercial unit leased to the
Policeman's Benevolent Association
and the renovation of the
landscaping, upgrade to the security
and lighting, interior painting, new
floors to common area space and
selective upgrades and selective
replacements of kitchens and
bathrooms (the "Original
Improvements"), and the acquisition
and installation therein of certain
equipment and personal property (the
"Original Equipment"; and together

with the Land and the Original

Improvements, the "Original

Facility"), which Original Facility

is subleased and leased by the

Agency to the Original Company and

is used by the Original Company for

its primary use as an affordable

housing community.

Park Lake Hempstead, L.P., a

New York limited partnership, on

behalf of itself and/or the

principals of Park Lake Hempstead,

L.P. and/or an entity formed or to

be formed on behalf of the

foregoing, (collectively, the

"Company"), has applied to the

Agency and requested the Agency's

consent to the assignment by the

Original Company of all its

leasehold interest and certain other

agreements in connection with the

Original Facility to, and the

assumption by, the Company of all of

such rights, title, interest and

1

2   obligations of the Original Company,

3   and the release of the Original

4   Company from any further liability

5   with respect to the Original

6   Facility subject to certain

7   requirements of the Agency (the

8   "Assignment and Assumption").

9   In connection with the

10   Assignment and Assumption, the

11   Company has applied to the Agency

12   for assistance in: (i) the

13   renovation and rehabilitation of

14   approximately 213,319 square feet of

15   residential, office, laundry and

16   community space in the Original

17   Facility (the "2021 Improvements";

18   and together with the Original

19   Improvements, the "Improvements");

20   and (ii) the acquisition and

21   installation of certain equipment

22   and personal property including, but

23   not limited to, construction

24   materials, solar panels, furniture,

25   fixtures, and other equipment (the

"2021 Equipment"; and together with

the 2021 Improvements, the "2021

Facility"; and together with the

Original Facility, the "Facility"),

which Facility is to be leased and

subleased by the Agency to the

Company and is to be used the

Company as a multi-family affordable

housing community to be known as

"The Horizons" (the "Project"). The

Facility will be owned and operated

by the Company.

       The Agency previously held a

public hearing for a proposed

financial assistance in connection

with the Assignment and Assumption

and the Project on February 16,

2021. The Supplemental Public

Hearing will be held at the time and

place stated above to amend such

proposed financial assistance. The

Agency contemplates that it will

provide financial assistance to the

Company in the form of exemptions

1

2   from mortgage recording taxes in

3   connection with the financing and/or

4   subsequent refinancing of the

5   Facility, exemptions from sales and

6   use taxes in connection with the

7   acquisition, renovation and

8   equipping the Facility and exemption

9   of real property taxes all

10   consistent with the policies of the

11   Agency.

12   A representative of the Agency

13   will, at the above-stated time and

14   place, hear and accept written

15   comments from all persons with views

16   in favor of or opposed to either the

17   proposed financial assistance to the

18   Company or the location or nature of

19   the Facility. Prior to the hearing,

20   all person will have the opportunity

21   to review on the Agency' website

22   (https://tohida.org/projects), the

23   application for final assistance

24   followed by the Company with the

25   Agency and an analysis of the costs

1

2   and benefits of the Facility.

3   Comments may also be submitted

4   to the Agency in writing or

5   electronically at

6   IDAmail@tohmail.com. Minutes of the

7   Supplemental Public Hearing will be

8   transcribed and posted on the

9   Agency's website.

10   So now I've read the

11   Supplemental Hearing Notice into the

12   record. Would anyone like to speak?

13   I see Dan Deegan from his firm here

14   to speak.

15   MR. DEEGAN: Yes. So my name

16   is Daniel Deegan with the Law Firm

17   Forchelli Deegan Terrana. I'm the

18   attorney for the Applicant. I also

19   have with me today public hearing

20   principal of the Applicant, Scott

21   Jaffe and also General Counsel Mitch

22   Ryder are with me today.

23   I wanted to just give a quick

24   overview of the project. I know the

25   Board is well familiar with the

1

2   project and the proposed

3   improvements to the project but, as

4   indicated in the Public Hearing

5   Notice, we're talking about

6   240 units of affordable housing.

7   It's a Section 8 project-based

8   housing community. It's been around

9   for a long time. The property has

10   always been exempt and is subject to

11   a PILOT agreement of one type or

12   another. Currently, it's under an

13   IDA PILOT, a 15-year PILOT agreement

14   with this Agency. We have about

15   10 years left on that project, on

16   the existing PILOT.

17   Under that existing PILOT we

18   were called to spend $5 million at

19   the facility. That $5 million was

20   spent but it's turned out to be not

21   nearly enough in order to address

22   the needs of the community, which is

23   dated and in need of a complete gut

24   rehabilitation.

25   The plan here is to do a

1

2      $35 million investment which is a

3   gut rehab, meaning that every

4   apartment, not just select

5   apartments, but every apartment

6   would be renovated from the walls

7   in, new appliances, flooring, walls,

8   et cetera.

9   In addition to the exterior

10   site work done, it will be

11   completely remodeled from the

12   outside as well, including

13   landscaping, et cetera. There will

14   be a new management office

15   constructed and also a laundry

16   facility which are not in place now.

17   As part of that plan there

18   would be no displacement of the

19   existing tenants. They will all be

20   given the opportunity to stay on the

21   property and basically get brand new

22   apartments as part of this. There

23   would be no rent increases to any of

24   the tenants as part of the project.

25   In order to accomplish this,

1

2   it's a very complex financing

3   structure which includes low income

4   taxing credits and also tax exempt

5   bonds, part of that complex

6   financing process is that we require

7   a PILOT agreement.

8   What we're here before the

9   Board this time around is basically

10   a reconsideration request. This

11   Board has previously considered the

12   application. We have now amended

13   the application since the last time

14   appearing before the Board. That

15   modification is the result of the

16   feedback that was received at the

17   last public hearing, feedback from

18   the Board members, from Village

19   residents and from the

20   administration and the Village, the

21   mayor and trustees.

22   We have been in discussions,

23   ongoing discussions, with the new

24   Village mayor and trustees and we

25   are hopeful that the constructive

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2   conversation we're hopeful that

3   ultimately they will be supportive

4   of the project.

5   The request and the major

6   modification from the last time we

7   were before this Board is that we're

8   reducing the requested PILOT term

9   from 42 years to 25 years, which is

10   essentially a 15-year extension

11   instead of longer extension. As

12   indicated earlier, there's an

13   existing 10 years in place already,

14   so we're looking for a total of

15   25 years from closing.

16   The way we've accomplished that

17   is, you know, quite frankly, by the

18   developer taking on more risk and

19   really pushing the envelope of the

20   financing structure. You know, what

21   happens 25 years from now we'll deal

22   with that 25 years from now, but

23   right now we believe that this

24   project can be made feasible with a

25   25-year PILOT.

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2   The terms of that PILOT is the

3   same as the 42-year PILOT just the

4   last years cut off of it, so it's

5   the prior terms and payments

6   schedule that was presented to the

7   Board.

8   It's absolutely clear that

9   without the IDA's assistance and

10   without this PILOT, this project is

11   not taking place. And we're talking

12   about over 1,000 residents, many of

13   which have children, hundreds of

14   children living here or living in

15   less than ideal conditions, and this

16   is an opportunity that really if you

17   miss this opportunity it's not going

18   to happen.

19   And we've pushed the limits

20   already with the timing and now

21   we're pushing the limits for the

22   financing, but it still can be

23   financially feasible if we can get

24   the IDA Board to be partners with us

25   and grant the 25-year PILOT that is

1

2   before you at this point.

3   So with that being said, that's

4   the end of our presentation.

5   CHAIRMAN LODATO: Thank you,

6   Dan. Would anyone from the

7   community like to come up and be

8   heard? Please state your name

9   clearly for the stenographer and

10   then you may speak.

11   Usually we try to limit it to

12   2 minutes, 2 to 3 minutes, if you

13   can.

14   MS. BRAZLEY: Good morning. My

15   name is Shelley Brazley. I live at

16   87 Manor Avenue in Hempstead, New

17   York.

18   I understand clearly the

19   benefit and significance of this

20   historic property on Martin Luther

21   Kind Drive. My family, when we

22   first moved to New York, lived at

23   that property. I attended

24   (inaudible) so I do understand the

25   benefit. My concern is the

1

2   community benefit.

3   And I also understand the

4   historic significance of this

5   particular property always getting a

6   tax break. My problem is the

7   exploitation of Hempstead over the

8   last 25 to 40 years with almost

9   every apartment building in the

10   Village getting those same tax

11   breaks. And then the reasons stated

12   by Nassau County and the Town of

13   Hempstead IDA is so that we can have

14   affordable housing in the region, in

15   the Town, in the County.

16   I don't think that the

17   homeowners in the Village of

18   Hempstead should be responsible for

19   financing affordable housing for the

20   region, the County and the Town.

21   Martin Luther King Drive is

22   reasonable but the 17 apartment

23   buildings off the tax rolls is

24   outrageous.

25   So my taxes, when I bought my

1

2   home, my taxes were about $11,000,

3   very high then. Now they're

4          $21,000. It is not fair. There is

5   no way I can pass on generational

6   wealth to my children. My daughter

7   lives in Pennsylvania. My other

8   daughter lives in Alabama. My son

9   is still here with me. It's not

10   fair.

11   So I need to know what is the

12   community benefit to the community?

13   I get it for the 1,000, but what

14   about the 65,000 balance? What

15   about everyone else in Hempstead?

16   I know that the former mayor

17   that negotiations were a little bit

18   different. I thought it was

19   10 years, they're saying 15, okay, I

20   get that, but there was some talk

21   about Lincoln Park and refinishing

22   those pools. What is going to be

23   the community benefit for all of us?

24   In addition, I need you all to

25   consider the hit that is being taken

by the school children. We don't do

code enforcement in Hempstead. I

was on the School Board. There

were -- I asked the Superintendent

to do registration by street

address. I didn't want any family

names, just how many adults came

here and registered children from

each address in Hempstead. On

average, the average one-family home

had three families in it. The

average apartment, one and two

bedroom apartments had two to three

families.

So our infrastructure -- I have

a report in here about the sewage in

Hempstead. Everything is going to

pot because there is no money

because all of the tax base is

eroded because of the PILOTS. So

please consider the quality of life

for -- the census states 55,000

there is an excess of at least

75,000 people in the Village of

1

2   Hempstead or more but who is going

3   to report that if you're living five

4   families in a single- family home.

5   So please consider us.

6   Consider the quality of education

7   for the children that do attend the

8   schools and how this chunk is going

9   to be taken away.

10   Also consider the fact that a

11   few years ago this property was sold

12   for $42 million so somebody is

13   making some money. It's not the

14   residents and it's not affecting the

15   quality of life for us.

16   So please, in your decision

17   making, please take these things

18   into consideration.

19   Again, my name is Shelley

20   Brazley and I'm just concerned for

21   the entire 11550. Everybody is

22   important in this village and

23   everybody deserves the benefit of a

24   quality of life in this community.

25   Thank you so much for your time.

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2   CHAIRMAN LODATO: Thank you.

3   MR. STITH: Good morning. My

4   name is Randy Stith. I have a

5   couple of concerns. One is about

6   transparency with the community. I

7   listened to part of the telephone

8   conference that you had about a

9   month and change ago and the

10   attorney for the developer had

11   stated that this project had to be

12   approved right then and there and I

13   believe one of the members of the

14   IDA Board had proposed that because

15   the numbers wasn't right or the

16   information that you guys had and

17   said would he consider bringing the

18   proposal back. And if I'm not

19   mistaken, the attorney for the

20   developer said at that meeting that

21   it had to be approved then and

22   there.

23   He may have spoken to the

24   residents at MLK or Park Lake, but

25   he has not spoken to the entire

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2   Village of Hempstead and the

3   taxpayers of Hempstead. Not only

4   that, he has not -- or this Board

5   has not informed the Superintendent

6   of Schools. On my way here I texted

7   her and she has her business

8   associate coming here to speak on

9   behalf of the School District.

10   Like Ms. Brazley said, it's a

11   partnership. We're right across the

12   street and the School District does

13   take a hit. She was correct about

14   the numbers of the single and double

15   apartment buildings and code

16   enforcement is not enforced in

17   Hempstead. When we say Hempstead,

18   we're talking about the Incorporated

19   Village of Hempstead.

20   We have a new mayor almost a

21   month in. I don't know what type of

22   discussions or fruitful discussions

23   took place with the new

24   administration, but it's only been a

25   month. He has not had a

1

2   conversation with the entire Village

3   of Hempstead, so I don't believe

4   that it's fair to sell a dream to

5   people who are living in subpar

6   conditions and affordable housing

7   when that shouldn't be the case in

8   the first place. And if the

9   developer or the owner of this

10   property can buy it at $42 million

11   then I don't understand why they

12   need a 42-year PILOT or a 35-year

13   PILOT. It was modified.

14   So I think before any decision

15   like this is made, you need to go

16   back and look at how the residents

17   of MLK are living and if it's fair.

18   I believe one of the members had

19   posed a question if the living

20   conditions are not fair then maybe

21   their PILOT should have been revoked

22   or reviewed. I don't think that

23   residents should feel that, you

24   know, this is a lifesaver for them.

25   And he talked about 25 years

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2   with this PILOT. A lot of the

3   residents won't be here in 25 years

4   and a lot of the taxpayers won't be

5   here because they are forced out of

6   their homes, so who's going to pay

7   the taxes to fix the streets? Who's

8   going to pay the taxes to fix the

9   sewers? Who's going to pay the

10   taxes to pay for the police

11   department and fire department

12   because it's not coming from all the

13   apartment buildings, all the

14   apartment buildings off the tax

15   rolls for affordable housing.

16   Again, Hempstead is the home

17   for a lot of affordable housing. We

18   don't see a lot of affordable

19   housing in East Meadow, Merrick or

20   in Baldwin so when you say that you

21   spoke to the mayor of Hempstead and

22   the Village Board has their support,

23   they are not the decisionmaker here

24   when it comes to granting PILOTS.

25   Only Nassau County and the Town of

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2   Hempstead can and so that's false

3   statements. That's false promises.

4   That's false dreams being sold, so I

5   ask before you approve that, ask

6   that the developer actually speak

7   out and try to come to an agreement

8   with, not only the schools but the

9   entire Village of Hempstead. Thank

10   you.

11   CHAIRMAN LODATO: Thank you.

12   MR. PAROLA: Just for the

13   record, I had a personal

14   conversation with the mayor

15   two weeks ago, as well as the deputy

16   mayor. One of the reasons this is

17   back on is because they are strongly

18   in favor of the project.

19   In addition, every 3 years

20   under state legislation the projects

21   in the Village of Hempstead must be

22   audited, PILOT reviewed and the

23   overall administration of the

24   property reviewed as well to ensure

25   that they are complying with the

1

2   mandate required under the

3   agreements made with the Town of

4   Hempstead IDA.

5   Thank you, sir.

6   CHAIRMAN LODATO: Please state

7   your name if you would like to speak

8   and you may speak.

9   MS. McNEILL: Good morning. My

10   name is Patricia McNeill. I reside

11   at 65 Cruikshank Avenue, Hempstead,

12   New York.

13   I think it's deplorable. Every

14   time someone wants to purchase

15   property they have to get a PILOT.

16   The upkeep of the property on the

17   inside is disgusting. When you

18   purchase your homes, anything else

19   you purchase, it's up to you to keep

20   it up. It's not up to the community

21   and taxpayers to keep it up. This

22   is what happens and the only

23   taxpayers that have to pay for it

24   are living in 11550.

25   Ms. Brazley said there is two

or three families living in housing

apartments. This is part of the

reason why when you keep giving tax

breaks to businesses, corporations

who are making money, they make

money because each time it's sold

it's sold for a profit so there's

money being made. It's coming off

our backs. We have to get two or

three families to live with us so we

can keep paying the taxes because

you keep giving the money away. It

has to come from somewhere. It's

coming out of us.

Our students cannot survive.

We cannot provide all the services

they need to make it in this world,

to get them ready so they can take

over our property and keep paying

the taxes. They're not being

properly educated to the full extent

that they should. All activities

they have in your school district,

we don't have in ours. Why? We

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2   cannot afford it. We cannot afford

3   it because we're so busy paying for

4   all these PILOTS.

5   You guys don't want this in

6   your neighborhoods, fine, you put it

7   in ours. We accept it in ours but

8   the money must follow. We cannot

9   house all the affordable housing

10   that Nassau County has in Hempstead.

11   We cannot afford it here in

12   Hempstead. It's unfair to put all

13   affordable housing on the backs of

14   Hempstead. Put it in your

15   community. Put some in every

16   community, not just yours. Every

17   community in Nassau County should

18   have affordable housing to the

19   extent that we do. Why is it always

20   on us?

21   We cannot afford our

22   infrastructure, our parks, our

23   schools. We cannot educate these

24   students and get them ready for

25   tomorrow, not properly, because

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2   we're paying out of the nose and

3   we're living two or three families

4   to a house. That should not be.

5   Most people don't want to live like

6   that, but if they want to have

7   decent housing over their heads this

8   is what they must do.

9   So we're asking please

10   reconsider. Take Hempstead off the

11   map as affordable housing. We're

12   filled to the brim. Pass it on.

13   I see you guys messing with

14   your phones. I'm sorry this is not

15   interesting enough for you.

16   MR. PAROLA: We're taking

17   notes, ma'am (holding up notepad).

18   MS. McNEILL: I wasn't just

19   speaking about you, sir. I did not

20   call out any names. There's four

21   people up here. I would appreciate

22   if you guys take this under

23   consideration. We're human too. We

24   bleed red blood just like you. We

25   are American citizens just like you

1

2   are. We would like to be considered

3   and equal. Thank you.

4   CHAIRMAN LODATO: Thank you.

5   MR. PAROLA: Thank you.

6   CHAIRMAN LODATO: If anyone

7   would like to speak, please step

8   forward and state your name for the

9   stenographer.

10   MR. KELLEY: My name is Antonio

11   Kelley, 85 Maplewood, Hempstead.

12   Normally, I don't speak at these

13   events.

14   I want you guys to consider

15   Star Trek. Mr. Spock said "The

16   needs of the many over the needs of

17   the few." You all know that quote.

18   I would like for the project to

19   go forward, okay; however, I don't

20   agree with the length of the PILOT,

21   okay. We're saying 25 years. Is

22   that what we're saying right now?

23   25 years, yeah, so with me, I feel

24   about PILOTS, PILOTS are corporate

25   welfare, okay. We always talk about

welfare and people on welfare but

it's a gift to the millionaires

because these guys are not hurting.

Who's hurting is the taxpayers, the

homeowners. Most of us are

struggling, especially due to the

pandemic.

I'm surprised there is no PPP

money for these guys because with

these PILOTS you're supposed to have

some employees and things like that.

I mean you got guys that are ripping

off -- we see it every day in the

news -- 1.2, 2.3 million dollars.

These guys own their own business so

I don't know why these guys can't

get PPP money or something from the

government, but I'm saying it

doesn't need to come out of my

pockets.

I got a sister that lives over

there, okay, so I want her to have

the best. My family moved there in

1960. They moved out in 1962 and

bought a house in Freeport. My

sister grew up there and left and

then came back and she moved over to

that place, okay.

I just want you guys to

consider the expense of other

homeowners. I mean I wish I could

get a PILOT. Can they grant me one

or my friends? I mean, you know,

for real. But you can't because

we're not corporations.

And, like I said, tax PILOTS

are corporate welfare, at least when

it comes down to apartments because

they're not really creating a whole

lot of jobs.

And community benefits

agreement, is that on the table now

because I remember with the prior

administration they were talking

about pools. They were supposed to

be renovating the pools or something

like that. There's going to be

another meeting, guys? Is there

going to be another community

meeting after this or is this the

final hearing?

CHAIRMAN LODATO: This is a

public hearing and then there's a

meeting to vote on it Wednesday.

MR. PAROLA: Correction. It's

just a vote. This is the only

public hearing.

MR. KELLEY: Okay, so I would

like to see a community benefit

agreement. I don't know who we

would talk to about that. There was

talk about the pools being redone.

I don't know if that's off the table

with the new administration, but I

do recall with the old

administration they came up -- I

mean I just don't want to walk away

feeling like the community is not

getting anything other than the

1,000 people that live over there.

And this is not homeowners versus

renters. I need you people to know

that clearly it's not. The only

problem I have is with the length of

this PILOT being paid for by the

homeowners.

You know, I have a live feed

going on right now and the

homeowners are like, well, who's

representing us? That's why I'm

speaking for homeowners. I ask that

you would consider that in your

decision. I know you said that the

new mayor and the administration,

you know, are for this project.

Well, I'm for it too but I'm just

not for the length of the PILOT.

I mean I'm 60 years old. I

won't be here when this thing ends

but my children will be here and so

I don't think it would be fair for

them to have to pay this far, okay.

Thank you.

MR. PAROLA: Thank you.

CHAIRMAN LODATO: Thank you.

Good morning. Please state

1
2   your name for the stenographer.

3   MS. BROWN: Good morning. My

4   name is Shirley Brown. I live at 14

5   Apartment A, Martin Luther King

6   Drive, Hempstead. Good morning to

7   everybody. I been living in

8   Hempstead for 40 years. I've seen

9   good and I've seen not so good. I

10   have seen stores come in Hempstead

11   and Hempstead gives PILOTS, 5-year

12   PILOTS, 10-year PILOTS and when it's

13   time for these stores to pay tax,

14   you know what they do, they pack

15   their bags and leave and they go

16   somewhere else and do the same thing

17   and Hempstead is good for that.

18   Hempstead is good giving 5-year

19   PILOTS, 10-year PILOTS. The tax has

20   always been on the backs of the

21   homeowners.

22   I was a homeowner. I have

23   three kids. Every one of them was

24   born and raised in the Village of

25   Hempstead. I have four grandkids,

two of them are still working in the

Village of Hempstead. And you don't

work if you don't pay tax. You've

got to pay tax. I pay tax. I was a

homeowner. But Hempstead 20 years

ago gave PILOTS to people that they

knew -- and I don't know if you were

on the Board. I don't know because

I don't know you and you don't know

me, but I do know Hempstead is like

a ghost town because you all gave

PILOTS, 5-year PILOTS, to these

people.

        Dollar stores, I remember when

Hempstead was blooming, blossoming

with nice stores. Everybody was

coming to Hempstead to visit, to buy

stuff and to eat and to live. No

more.

        The tax dollars is on my back

too. Tax dollars is on my

children's back. The tax dollars

are still on my grandkids back.

What are you talking about? In

1

2   order to move forward, you've got to

3   spend some money. And you've got to

4   give people the want to help the

5   community to make our community

6   better.

7   Martin Luther King Drive once

8   was a beautiful place and what did

9   Hempstead do? They kept selling.

10   Martin Luther King Drive, I was

11   there through four to five owners.

12   This is the first owner that called

13   a meeting and said, what do you as

14   residents want in Martin Luther King

15   Drive? Somebody that was

16   considerate and looked towards

17   someone else other than themselves.

18   We have lived through asbestos

19   at Martin Luther King Drive. I have

20   and everybody else that was there.

21   We have lived through mice, all

22   kinds of diseased animals. The

23   Village of Hempstead never said,

24   well, we're going to get somebody to

25   come in here and help you all.

Martin Luther Kind Drive continually

goes down hill because of these

5-year PILOTS, these 10-year PILOTS

and they never stopped to look at

the people that live there and were

suffering through it. I'm one of

them.

I've been living at Martin

Luther King Drive 40 years. I've

seen the good. I've been through

the bad. Now we got an owner who

wants to help, not only the Village

of Hempstead, not only the community

of Hempstead, but the residents that

live at Martin Luther King Drive.

And here, I know -- I know. I

own a house. I know it's hard but

in order to move forward we gotta

look forward. We gotta do better

for each other. We gotta love each

other. We gotta remember that you

can't put the almighty dollar before

success. But not only your children

but mine also.

My kids, my grandkids, are

paying tax to the Village of

Hempstead and the homeowners are

saying to me, no, this is too much

money. What's the difference of

giving a 25-year PILOT, 10-year. If

you don't give the 25-year PILOT,

you're going to give them a 10-year

PILOT. After 10 years he's gonna

come back for 10 more. Add it up.

Twenty years and you're still paying

tax.

And you're going to pay -- If

you turn him down, you're going to

get another one that ain't gonna do

nothing but let the tenants or

whoever lives there tear the place

down. And we're going to be like

a --

So I suggest to you people,

from a person that lives at Martin

Luther King Drive through good, the

bad, the ugly and the indifference,

give the 25-year PILOT and let him

let you know that he is for the good

of the people and the Village of

Hempstead because Hempstead now is a

ghost town and maybe if you give

that 25-year PILOT -- You're going

to pay tax. Somebody is going to

pay the tax. It's on my kids back

now. It's on my grandkids back now.

The tax is going to have to be paid

whether it's 5 years, 10 years,

15 years.

        I ask you from an 84 year-old

woman that has been at Martin Luther

King Drive for 40 years and has seen

the good, the bad, and the ugly and

still seeing it, consider and give

the 25 years and let us that live

here, because you can't tell me that

I'm not going to be here 4 years

from now because I walk by faith,

not by site. But I live in this

village by site too and this site is

not good for me to look at. It is

not good for me to do very, very

1

2   much good through the past years

3   that I have lived in Martin Luther

4   King Drive.

5   Consider please and give the

6   25 years and let us as residents --

7   because you got people living at

8   Martin Luther King working like a

9   dog, two jobs. Are they paying tax?

10   Yes, they are. Do they want a

11   better place? Yes, they do. And

12   they are still struggling. And we

13   still going to struggle because if

14   you don't give him 25 years, you'll

15   give 10 to somebody else and when

16   the 10 is up they going to pack

17   their suitcase and sell it again

18   because that's exactly what has been

19   happening.

20   And I thank you for listening

21   and may God bless each and every one

22   of you.

23   CHAIRMAN LODATO: Thank you.

24   MR. PAROLA: Thank you.

25   MR. GIRARDI: Thank you.

1

2   MR. SCOTT: Good morning. My

3   name is Jamal Scott. I am the

4   Assistant Superintendent for

5   Business Operations for the

6   Hempstead Public Schools.

7   I've had the benefit of having

8   conversations with the owner and

9   attorneys and things of that nature

10   that are the stakeholders that

11   represent the company that wants to

12   build at Martin Luther King Drive so

13   I've got a couple of questions.

14   I just came in about 10 minutes

15   ago so someone might have stated

16   this or not, so I really want to

17   understand and I want the community

18   to understand. Can anyone explain

19   how PILOTS work and how it affects

20   the community and how it affects

21   everyone in the School District and

22   in the Village because I think that

23   listening to the last hearing,

24   listening to individuals that spoke

25   since I've been here, I don't know

1

2   if everyone has an understanding of

3   how PILOTS work.

4   Is there anyone here that can

5   explain that to the public that's

6   listening from home and the people

7   that's here so people can really

8   understand how a PILOT works and how

9   it's going to affect the community,

10   the homeowners and the residents at

11   Martin Luther King Drive and the

12   School District? Is there anyone

13   here that can explain that?

14   MR. PAROLA: The subject of

15   this hearing is not to take back and

16   forth Q and A. I will say it very

17   quickly. The purpose of PILOTS is

18   to be an incentive for people to

19   develop commercial tenancy buildings

20   and if we don't give -- I'll just

21   use this as an example -- if we

22   don't grant the PILOT, nothing gets

23   done on the property. At the end

24   of -- usually we give a 10-year

25   PILOT. Tenancies are different,

1

2   obviously, because there's funding,

3   et cetera, but at the end of the

4   PILOT the property goes back to full

5   taxation. So the incentive ends and

6   it should be a benefit to the

7   community in the long run. Yes, you

8   pay a hit in the short term because

9   this is a PILOT.

10   But again, when we do a PILOT,

11   say the taxes on the property are

12    $300,000, we begin at $300,000.

13   Town of Babylon, for example, cuts

14   it in half on the PILOT. We don't

15   do that. We try to have continuity

16   with respect to the revenues that

17   are coming in for the Village in

18   this case or the school district

19   that is sharing the PILOT.

20   The only thing I'll add is that

21   the PILOT is broken down in the same

22   proportion as our regular taxes. So

23   if the School District gets

24   55 percent, normally speaking, the

25   break up is still 55 percent, et

1

2   cetera, et cetera.

3   MR. SCOTT: So basically, I

4   understand what a PILOT is and I

5   understand the incentive, but I want

6   to make sure that the community

7   understands it and who pays the

8   taxes and the benefit.

9   I spoke with the, like I said,

10   the representative of the company

11   and I understand the request for a

12   40-year because it's tied to lending

13   purposes as explained to me.

14   However, I haven't heard of a

15   40-year PILOT being issued by the

16   Town of Hempstead in recent years or

17   ever, if that's the case.

18   I also understand that when it

19   comes to PILOTS it is an incentive

20   and it's a way for commercial and

21   for the community benefit to bring

22   businesses into the community.

23   However, I also know that the longer

24   someone has a PILOT, the longer they

25   are not paying the equivalent to the

actual taxes. So once a PILOT ends

it typically increases because that

property value has increased so the

taxes increase.

So I have two questions. One,

I know I've been talking to the

gentlemen and they have been trying

to communicate with the District but

since it's last minute, at this

point, the District needs to

understand because with the new

renovations of the property it's

going to attract more people and

attract more children.

And, as you know, or if you

don't know, the District is still

not receiving the amount that it's

supposed to receive based on state

aid calculations based on the

children that we do currently have

in our District. We only receive

about 60 percent of state aid and

with additional children that causes

additional stress on the District

1

2   financially and the things that we

3   would like to do.

4   So I would like something for

5   the District. What are the

6   developers going to provide to the

7   District to help out the children in

8   the District outside of the normal

9   percentage base apportionment that

10   the District will receive on the

11   PILOTS?

12   Every community, I've worked in

13   other districts and every developer

14   that came into districts and made

15   developments, they had contributed a

16   minimum of $1 million to the

17   District for something to help with

18   the burden of the financial stress

19   on the District.

20   So I would like to know what

21   they're going to do to help the

22   District out, as well as help out

23   the Village because I also know that

24   they may be providing some

25   additional funding to the Village as

1

2   well.

3   So that's my question for the

4   developers. That's my question and

5   if they're not going to support and

6   help the District then I don't think

7   that the School District should be

8   in support of this PILOT even though

9   there is a need for development for

10   Martin Luther King Drive. It

11   definitely needs a facelift and

12   renovation, and I'm happy that

13   someone is trying to do it and help

14   out the residents of our community;

15   however, it's still going to be an

16   impact on the School District and

17   the School District would like to

18   have some type of benefit from this

19   developer that is going to have a

20   PILOT for 40 years and they're going

21   to make a lot of money on this PILOT

22   by paying less taxes, not at the

23   market rate that it would be over

24   40 years.

25   Thank you for your time.

1

2   CHAIRMAN LODATO: Thank you.

3   MR. STITH: May I add one

4   thing. Randy Stith again. Sir, may

5   I get your name?

6   MR. PAROLA: Fred Parola.

7   MR. STITH: Mr. Parola, because

8   you had mentioned that PILOTS -- and

9   I was listening to what you were

10   saying -- PILOTS are for development

11   of commercial properties.

12   MR. PAROLA: I said also

13   tenancies.

14   MR. STITH: Yeah, so there is

15   clearly a misunderstanding or not a

16   full understanding amongst community

17   members as to what PILOTS are for

18   and how many residential apartment

19   buildings have PILOTS and reasons

20   they were granted and how much. And

21   it's evident by the lack of, you

22   know, attendance today that the

23   community did not really know about

24   this meeting. I don't even know

25   everybody who is on the Board. I

know you guys make decisions, not

just for a PILOT proposal in the

Incorporated Village of Hempstead

but other towns in the Town of

Hempstead.

As a resident who pays rent and

who helps my mother who has a house

here in Hempstead, I would like for

one, to actually know who represents

the Town of Hempstead on the IDA

Board that we can somehow on the

website know your names, know how to

get in contact, know how to get

information when you're having

meetings because this is the time

when normally everybody is at work.

And I thank you for having this

open forum today because we're

easing out of the restrictions of

COVID, but because of COVID we have

to operate differently. But to

expect somebody to come to a meeting

at 9:15 in the morning with last

minute notice, if it wasn't posted

on social media last night, I

wouldn't have know about it.

          Like Mr. Kelley said, he's

going live because people don't know

and people can really convey their

sentiments whether they're for it or

against it.

          And, again, I understand the

developer said he spoke to the new

mayor and the new administration but

nobody came to tenants of Park Lake

or MLK, as it's referred to, but

nobody has spoken to the entire

Village of Hempstead to see what

benefit the Village can have.

Nobody spoke to the School District.

          Like I said, I contacted the

Superintendent while I was in route.

She contacted her business official

and he just came in, so this is all

last minute and we don't want to act

like we're operating under secrecy

and passing things. I think you

guys at the last meeting were very

attentive and posed a lot of

questions and heard both sides,

people for and against.

And maybe there could be some

benefit to the Village, you know, if

this is approved, but I think it

would be best if the Village can

know when you guys are having

meetings, the School District can

know when you're having meetings,

who is representing the IDA and the

Incorporated Village of Hempstead.

Excuse me for saying Hempstead, but

you have to understand the Nassau

County can grant PILOTS, the Town of

Hempstead can grant PILOTS. We have

an Incorporated Village and then you

have a school district who is a

separate municipality.

And the School District does

not only educate Hempstead students

but students who live in Hempstead

but fall within the Rockville Centre

School District, West Hempstead

1

2   School District, the Garden City

3   School District, a big chunk of the

4   Uniondale School District and we

5   have two private schools within our

6   School District here, plus three

7   charter schools that we have to

8   service as well, have

9   responsibilities.

10   So I'm asking -- I know you

11   said this is a hearing and there is

12   a next meeting to vote. I'm asking

13   how we can get that information and

14   if you would consider possibly

15   having another hearing and give the

16   developer the opportunity to not

17   only reach out to the mayor, who is

18   one person, and the Board of

19   Trustees who is four people, but

20   also the Superintendent and the

21   Board of Education and possibly the

22   residents of the Village of

23   Hempstead taxpayers and tenants as

24   well. If that could happen it would

25   be greatly appreciated.

1

2   CHAIRMAN LODATO: Thank you.

3   Just for the record, we do post our

4   meeting notices, public hearing

5   notices, all on tohida.org and then

6   the minutes, once the stenographer

7   types them up, those go on the

8   website.

9   Anyone else like to speak?

10   State your name and the stenographer

11   will capture it. Thank you.

12   MR. FLOYD: My name is Arzie

13   Floyd, Jr. I'm a resident on Martin

14   Luther King Drive. I've been there

15   for quite a few years. I'm with my

16   family over there. You know, it's

17   been multiple years, but we had such

18   a good community and everything was

19   maintained, you know. We got

20   through stuff in the community and

21   we tried to do what needed to be

22   done and part of the Tenants

23   Association as well, so we tried to

24   communicate with a lot of the

25   tenants in terms of what's needed

1

2   and what we need to do as a

3   community, but for a few years, you

4   know, things been going down a

5   little bit. You know, been needing

6   repairs, all certain things, and a

7   lot of times we can get things done

8   and sometimes we can't. But there

9   is a lot of people that are in the

10   community and that are in the

11   building that need a lot of repairs

12   and it takes money to do that.

13   Parking lots need to be redone.

14   You know, some of the inside need to

15   be done. Some worse than others.

16   You know, mine don't need a whole

17   lot.

18   My thing is that there are

19   people that do need a lot. So for

20   someone to come in now and do all

21   the repairs that needs to be done in

22   and out and try to restructure the

23   community, you know, because we got

24   a lot of people there now that lease

25   it and with the pandemic going on a

1

2   lot of people are out of work. They

3   are affordable housing and a lot of

4   people need affordable housing. I

5   pay my share but there's a lot of

6   people that can't afford it and with

7   Mr. Jaffe and them coming in to do a

8   lot of the work that needs to be

9   done and they promise that they're

10   going to do that and they hold on to

11   their promise and do what need to be

12   done, we would appreciate, you know,

13   doing what needs to be done for the

14   community.

15   And not just for Martin Luther

16   King Drive but the Village of

17   Hempstead. When we go through the

18   Village now, there are certain

19   streets I got down and I can't dodge

20   a pothole. I dodge one and I run

21   into another one. There's not only

22   repairs that needs to be done on

23   Martin Luther King Drive. There's

24   repairs that need to be done in the

25   whole community.

And I'm not here to decide on how many year PILOT you're going to give, but we do need money for the community. We do need a PILOT if that's what we need to get our community back in shape.

You know, with the ins and outs, you know, redoing the yards and the laundry rooms, there's a lot of things that people in our community need.

So I'm just saying that if there's a way possible that we can get a PILOT. You know, like Ms. Brown said, we all pay taxes. I work for Hempstead School District. For years I worked with transit. I still pay taxes. I'm retired now but I still pay taxes, and I'm still concerned about the community, and not only Martin Luther King Drive but Hempstead community as a whole.

You know, there's a lot of seniors in my complex, you know,

1

2   that I call on the regular just to

3   check on them just to see how they

4   doing. You know help. So we have a

5   lot of people in the community that,

6   you know, helps out and would like

7   to help out, but we need to get

8   ourselves together as a community,

9   you know, and give people a reason

10   to live and want to go to work and

11   afford something because if you

12   living in a household that whoever

13   have holes in the walls or you have

14   mice or whatever running around -- I

15   don't have that problem myself but

16   there's people that do -- you know,

17   when you come home you're limited in

18   places to park. You know, they put,

19   you know, new lighting up. You

20   know, they did that and now we're

21   getting gas pipes or whatever, and I

22   think and I feel like, you know, for

23   them to come in and promise to do

24   the things that they're going to do,

25   you know, I'm pretty sure -- and I

think they're going to keep their

bargain on that and then if not we

as a community, we as a people, have

to make sure that they do because

we've had other people came in for

years and made promises.

They come in, they get the

PILOT for the 10 years or 15 years

and they take off and run. So

what -- I mean we're still living in

the same conditions. So if they are

saying that they are coming in and

doing what they need to do to

beautify the community then it can

give the people in the community a

little uplift and say, this is what

I have. You know, nobody wants to,

you know, be able to come home and,

you know, the buzzard doesn't work.

You can't get into the building.

The keys don't work. You know, you

come through you don't have green

grass. You know, they're putting

some in now. We got basically dirt.

It doesn't look good now but after

they finish doing what they doing

I'm pretty sure with the renovation

it's going to look much nicer and,

you know, get it back to where we

have safety over there because we've

had, you know, different incidents

in our neighborhood. So who gets

the bad rap? Martin Luther King

gets the bad rap because why?

Because we have people coming out of

other communities and they doing

their dirt in our community. They

are going on about their business

but the people that are doing the

dirt and doing what they do doesn't

even live in the community but it

happened on MLK.

          We have a lot of good families.

We have a lot of good people.

There's kids that come down the

block that say, how are you doing,

sir? A lot know me by name and we

try to help out one another if you

got a problem in the community.

We're people. We're human. A lot

of my neighbors I can look out my

the window at any given time on

Sunday morning. You know, people

going to church. They're paying

their tithes keeping the doors open

of the church, the hole nine yards.

        And we have meetings sometimes.

You know, a lot of times we don't

get people up to a lot of the

meetings because they don't see

anything really happening. But I

can't do but so much, you know, in

the community for people that I

know. You know, in terms of a good

word here, a good word there. You

know, but then when you come through

the block, what do you see? Same

ole brown brick building which you

can go in other communities -- you

can go to Mineola, Rockville Centre,

anywhere in Nassau County and

apartment buildings look just like

1

2   ours but what? We have no -- very

3   few people have shrubberies. We had

4   shrubberies before. I got flowers

5   planted in front of my building that

6   I planted but before we had big

7   green shrubberies and it looked

8   nice. A few years ago we had people

9   came in and bought the building and

10   they took up all the shrubbery. So

11   you come through there and you say

12   whoa, what is this? You don't know

13   if it's -- I won't say a prison or

14   nothing but, you know, you say, why

15   you living like this here? But it's

16   not all of it us. And I'm saying

17   that to say we deserve better

18   because we are good people. A lot

19   of good people over there.

20   So whether or not you give us

21   all that we need to get all that

22   needs to be done, give us enough or

23   give us something to prep it up a

24   little bit, you know, make people

25   have a different attitude about

where they live and feel good about

living where they live, you know.

And, you know, we just appreciate if

you can just do what you have to do

for us.

　　　And I understand too as well,

and I'll be done, and I understand

the taxpayers how they feel. And I

know everything is high. Tax is

high. You go to buy groceries, you

buy groceries spend 120 and now you

spend 170. Everything is going up.

So what's happening? People are

moving out of New York. Period.

Everywhere because the taxes are

high and you can't afford to live

anywhere and this is people who are

homeowners. They want to get on MLK

because it's affordable.

　　　But, like I said, not all of us

are on Section 8 but Martin Luther

King is affordable, which is really

the place that it should be because

people are struggling. They don't

1

2   have jobs and the ones that have

3   jobs can't afford it.

4   So if they don't get the PILOT

5   or get enough money to do what they

6   need to do in our community, if you

7   ride down through there and you see

8   what it looks like, you're saying is

9   it going to remain like this? What

10   are they going to do? What are they

11   going to do? And if push come to

12   shove, they don't get it, if we can

13   get together, let's get people in

14   the community to do what needs to be

15   done but we need to come together as

16   a whole, not bickering between tax

17   homeowners, what we pay in rent and

18   where we live because some people

19   have no place to live.

20   Like I said, the pandemic put

21   people out of work. They don't have

22   work. We have empty vacant

23   apartments. And they are going to

24   redo whatever they are going to do

25   but those apartments need to be

1

2   filled because people need a place

3   to live.

4   So, like I said, whatever we

5   can do to get it back on the ground

6   and, you know, get back to being a

7   community. And I understand that a

8   lot of other places don't get PILOTS

9   to live, and we're not asking for a

10   handout. We don't want a handout.

11   We never did because we raise our

12   families there and, like I said, we

13   got good people, you know. We send

14   our kids, some of us, to private

15   schools. They went off to college.

16   They are in certain fields. Some

17   are doctors, some are lawyers, some

18   are police officers, but Martin

19   Luther King have a lot of people, a

20   lot of sports players, a lot of

21   professional ball players come right

22   out of Martin Luther King Drive.

23   Like my mom used to always say,

24   it's not where you live, it's how

25   you live. It's how you live. And

where you live don't make you who

you are.

So, like I said, if we can come

up with something to make our

community a better community and a

decent place to live, which is not a

bad place to live now but we just

need to tighten up and make it a

little more secure, make it a little

more manageable for people to live

and enjoy the community and enjoy

where they stay. Thank you so much.

CHAIRMAN LODATO: Thank you.

MR. PAROLA: Thank you.

MR. GIRARDI: Thank you.

MS. McNEILL: You said every

3 years you review the property to

make sure it's kept up to code every

3 years. Did I understand that

properly?

CHAIRMAN LODATO: Every 3 years

the taxes and the property is

reviewed because it's located in the

Village.

1

2   MS. McNEILL: What do you mean

3   by property review? Is that make

4   sure the property is kept up

5   properly? Like you said, it started

6   out with bushes and grass. Everyone

7   starts out fresh but they don't

8   maintain. The walls get put up,

9   cabinets get put up. Things wear

10   down from wear and tear but no one

11   keeps it up.

12   Nothing lasts for ever but

13   every time they want to do a home

14   improvement we taxpayers have to pay

15   for it. No, we don't want to see

16   anyone relocated from Hempstead

17   because they can't afford to live

18   here, but as a homeowner and

19   taxpayer, we cannot afford to keep

20   carrying the burden. No one is

21   helping me carry my home.

22   And Ms. Brazley and everyone

23   else here that owns a home, we need

24   to find a way to make it happen and

25   if you keep giving tax breaks it

1

2   cannot happen. Why should we carry

3   the full burden of this. All of

4   Nassau County it comes to us.

5   Share -- Spread it around. But

6   first of all, we must educate our

7   students. We must educate our

8   students because they are our

9   future. If they don't get the

10   proper education early, we are lost.

11   We are lost and we're always going

12   to be right back to the same thing.

13   Every time a new owner wants to

14   come in and make a purchase they cry

15   they need a PILOT and they do a

16   beautification at the beginning.

17   You live here. You see it. You

18   ride through the property all the

19   time. Check it out in 5 years.

20   Check it out in 7 years. Start

21   making visits to the apartment.

22   Let's see what is being done. Is

23   that what you're saying every

24   3 years someone checks the

25   apartment?

2   CHAIRMAN LODATO: No, we don't

3   go into the apartments. Every

4   3 years taxes are looked at. The

5   PILOT numbers are looked at. We see

6   if the property has been in

7   compliance and that they are sending

8   all the data on their employment,

9   their insurance, things of that

10   nature and then the Village of

11   Hempstead IDA Board members review

12   it with us and we either move

13   forward or say they are not in

14   compliance or they are in

15   compliance. Perhaps we should tweak

16   something. That's what -- I'm

17   assuming that's what Mr. Parola had

18   mentioned. That's what we are

19   referring to.

20   MS. McNEILL: So your

21   compliance don't give a damn how the

22   apartments look, how the residents

23   are living, how the mice are coming

24   through, how the cabinets are

25   falling off the wall, how the

1

2   streets are, how the parking lots

3   are, no lighting, the buzzards not

4   working, the keys are not working in

5   the locks. That doesn't count for

6   anything?

7   CHAIRMAN LODATO: This is not a

8   back and forth. I'm not looking to

9   go back and forth.

10   MS. McNEILL: I just want to

11   know where we stand because if we

12   can start a committee that every

13   three years we can have residents

14   come in, we can have pictures taken.

15   We can have videos taken or you can

16   meet us there and see where our

17   money is being spent and how it's

18   being spent because it's our money.

19   It's not yours. It's ours.

20   So we need someone, especially

21   the ones who are making the decision

22   how our money is being spent. They

23   need to see how the money is being

24   spent and not just by paper. They

25   have to actually visit. If this is

1
2   what you need, we will start a
3   committee that every three years
4   from the date that you're going to
5   grant a PILOT -- you always do -- so
6   for the three years that you grant a
7   PILOT we can start a committee that
8   can keep track, take pictures, take
9   videos, have a apartment person sign
10   off and present it to you because if
11   it's not kept up properly we're
12   going to be right back here. When
13   these people get ready to sell it
14   again at their profit, we're going
15   to be right back in the same place
16   again.
17   We're tired of the dog chasing
18   it's tail.
19   CHAIRMAN LODATO: Just to let
20   you know, we do keep track of
21   renovations, renovations that are
22   made to any of the properties under
23   PILOTS.
24   MS. McNEILL: So when the
25   people that live there and the

1

2   residents who live there start

3   complaining about their apartment

4   not kept up to date, can present the

5   evidence to you guys?

6   MR. PAROLA: Absolutely.

7   MS. McNEILL: Okay. We'll hold

8   you to that.

9   MR. GIRARDI: I think what Ms.

10   McNeill, what she's trying to get

11   across is not only the initial money

12   put in by the Applicant but moving

13   forward, repair and maintenance and

14   upkeep of the apartments.

15   MS. McNEILL: Yes.

16   MR. GIRARDI: I think we're

17   talking about two different things.

18   I want to make sure we're on the

19   same course here.

20   MR. OPPENHEIMER: Also, the

21   Village would still be responsible

22   for code enforcement, all of the

23   things that they inspect. So what

24   Mr. Lodato was referring to is

25   making sure the agreement between

1

2   the developer and the IDA is kept

3   and everything is as agreed upon,

4   but the Village still has the

5   responsibility for code enforcement

6   and, of course, I think the IDA

7   should be notified. If you have

8   something you want to bring to us,

9   absolutely you can come to us, but

10   actual code enforcement is Village

11   responsibility.

12   MS. McNEILL: So Dan, let me be

13   clear. You're saying that if the

14   building or the inside of the

15   apartment starts having issues that

16   we bring it to the Village, not to

17   the IDA?

18   MR. OPPENHEIMER: You can

19   certainly bring it to our attention,

20   but remediation for that -- I'm not

21   speaking for the code enforcement

22   department, but that is their

23   responsibility on any building,

24   whether it's an IDA property or not.

25   MR. GIRARDI: So the IDA goes

and monitors repairs and maintenance

moving forward or any improvement

after the initial moneys are put in.

So five years, 10 years down the

line if there's an issue, you have

to go to the Village.

MS. McNEILL: But have you guys

seen -- this property rolls over

quite frequently, flips -- have you

seen the same thing? They say the

same thing each time. They may

dress it up with fancier words but

it's the same issue each time but

you keep giving them the PILOTS. We

keep giving, we keep fixing. It's

like a car. After a while you have

to let it go or you have to maintain

it along the way. You can't wait

for every 5 years or 10 years.

You guys are homeowners. You

know yourself you cannot wait. You

cannot keep putting off repairs but

you cannot keep giving money to

folks who are not doing their job.

1

2   They are not servicing the public

3   property.

4   MR. PAROLA: In this case, the

5   developer has committed to use the

6   bond moneys to improve and gut every

7   unit. Therefore, yes, certainly

8   give it to the Village but if they

9   are not complying with their

10   commitment, you bring it to the IDA.

11   MR. McNEILL: We've done that

12   before when Mo Brown, the baseball

13   player bought it. They gutted every

14   apartment and they still had

15   problems with the mice. They didn't

16   fix the holes. There's still

17   problems right after they finished.

18   So we're doing the same thing

19   again. Yes, I applaud them for

20   wanting to do that, but let's look

21   at the quality of the materials he's

22   going to use and make sure the work

23   is not shotty. They have to look

24   behind the cabinets, just don't look

25   at the cabinets gorgeous on the

1

2   outside. Let's go behind and make

3   sure that every hole is blocked off

4   and that no rodent has the

5   opportunity to get in. That should

6   be done.

7   I remember it was not done

8   because I have friends who live over

9   there and I've been there and seen

10   it for myself. It was deplorable to

11   the point that I don't go visit

12   because I don't know what's going to

13   happen.

14   So we need to make sure that if

15   this person is going to do what they

16   say they're going to do, make sure

17   that it's done. And if you had to

18   take the time to go through every

19   apartment, let's do it.

20   And yes, Dan, we'll bring it to

21   the Village Board meeting on the

22   18th. We have to stand firm. We

23   cannot afford to carry this. I just

24   sent my child to another state to

25   live because I didn't want her to be

1

2   burdened with all this foolishness

3   here because that's what it comes

4   down to.

5   And this is not against the

6   homeowners against the apartment

7   holders, no, it's the government.

8   It's the government that we're

9   against because it's government not

10   protecting our rights, all the

11   rights of everyone who live in one

12   11550. Thank you.

13   CHAIRMAN LODATO: Thank you.

14   MR. DEEGAN: Daniel Deegan

15   again. So number one, in terms of

16   the work itself, that's going to be

17   performed by Engel Burman, who is by

18   reputation known as a luxury

19   developer. They are doing the work.

20   It's going to be done at prevailing

21   wage, which is required because of

22   the bonding, which is a very high

23   wage construction work and high

24   quality.

25   The prior owners never did a

1

2   gut rehab. We're talking about a

3   complete rehabilitation of this

4   place unlike anything that's ever

5   been seen for this property. This

6   is going to look new to the observer

7   that shows up here and the

8   apartments are going to be brand new

9   on the inside. This is not talking

10   about repairs or getting rid of

11   mice. This is a gut rehabilitation.

12   It's a very substantial remaking of

13   the property.

14   The other thing I think should

15   be made clear is that the next

16   10 years are already set, whether

17   we're sitting here today or not,

18   there is already a PILOT in place

19   for the next 10 years and that

20   schedule is being left intact for

21   the next 10 years, so what we're

22   really talking about is years 11

23   through 25. In order to get the

24   financing in place, we need to have

25   that predictability going forward.

1

2   Because it's affordable

3   housing, it's highly regulated by

4   HUD and by the state so all of the

5   requirements to actually use the

6   money for what we say we're going

7   to, the financing sources and the

8   HUD makes sure that that's the case

9   and there are inspections on a

10   regular basis when you have this

11   kind of gut rehabilitation.

12   The other thing I just wanted

13   to raise a question about is let's

14   make it clear we're talking about

15   25 years, which is 10 plus 15. I

16   know the representative Jamal from

17   the School District said 40 years.

18   That has been changed. We are

19   changing our request based upon

20   feedback from the School District

21   and from the community at the last

22   public hearing. We're reducing

23   that.

24   The other thing is that the

25   Village, and Mr. Oppenheimer is one

of the four members, but the Village

has its representatives that will

sit with the IDA Board. While the

chairman is here and Mr.

Oppenheimer, this is not the IDA

Board that's here. This is the

staff of the IDA who conducts the

hearing with the Board members

attending. The actual Board, when

it meets to approve or disapprove

this project, will have members

sitting with it that are appointed

by the mayor and the trustees,

including one of the trustees that

will be part of that. Mr.

Oppenheimer is one of those. So the

Village is very much represented in

the ultimate decision that takes

place here and those individuals

were elected by people through

popular vote, so that is the

outreach besides the public hearing

that's taking place and the

conversations we've engaged in,

1

2   dealing with the elected officials

3   in the Village of Hempstead is

4   dealing with the people of the

5   Village of Hempstead.

6   I think that's pretty much it.

7   We've had discussions with the

8   School District. Obviously, we're

9   open to continuing to have those

10   discussions and we're having

11   discussions with the mayor of the

12   Village, so I think that's all I

13   have to say at this point just to

14   clarify some of those points.

15   Thank you.

16   MR. OPPENHEIMER: I have one

17   comment, Mr. Deegan or Mr. Jaffe,

18   either one. Ms. Brazley, Ms.

19   McNeill, Mr. Kelley, they all

20   referenced what else in addition to

21   any potential IDA agreement, wider

22   community benefits. Can you speak

23   to other types of benefits --

24   MR. PAROLA: That can't be

25   discussed at this meeting. That is

1

2   a contractual agreement that they

3   are welcome to negotiate. IDA

4   cannot be part of that by law.

5   Sorry.

6   MR. OPPENHEIMER: Thank you.

7   MR. DEEGAN: Suffice to say

8   we're having constructive

9   conversations.

10   MR. PAROLA: That's because

11   under the law we are required to

12   proportionately provide the same

13   amount of money to each of the

14   jurisdictions that are

15   participating; so school, Village,

16   Town are the main ones in this case

17   in the County.

18   You can do what we call a side

19   bar agreement. We can do a

20   community benefit or extra security

21   or something for the teaching, but

22   the IDA cannot by law be aware of it

23   or participate in it. Although we

24   think it's great. I really can't

25   comment further on this.

1

2   MS. BRAZLEY: Shelley Brazley.

3   My concern is you said the

4   municipalities, including the

5   school. So what is being offered to

6   the School District. I'm missing

7   the -- I misunderstood what you said

8   then. Can you repeat what you said

9   because I misunderstood.

10   MR. PAROLA: I said the IDA

11   cannot be aware of, negotiate any

12   agreement. That is a side bar

13   outside off the normal PILOT and the

14   breakdown of the PILOT within the

15   jurisdictions that receive part of

16   the moneys.

17   In cases in Hempstead and other

18   communities the developers have

19   provided additional benefits,

20   moneys, what have you, for

21   additional services that may be

22   provided, but we cannot be aware of

23   that on the face of it legally.

24   MS. BRAZLEY: Thank you. My

25   last question then. How does the

community then understand? I'm very

interested in what happens with the

School District and I'm also very

interested in what happens with the

Incorporated Village.

            The Town and the County split

the balance, I get it.

Fifty percent, 25 percent and you

guys split the other 25 percent

roughly, but I live in Hempstead so

I would like to know when you're

having these negotiations in regard

to the School District and also the

Village. How is the community

involved in that? How do we get to

know what that is?

            MR. GIRARDI: We don't know

either. Board members don't know.

This is a discussion that the PILOT

is having with somebody we don't

know about.

            MS. BRAZLEY: They can't here

you.

            MR. GIRARDI: She's directing a

1

2   question to the Board member. We

3   don't know. We don't have the

4   answer to this question. We don't

5   know who's talk to who. All we know

6   is what is presented to us by the

7   PILOT applicant.

8   If this applicant or any other

9   applicant on any other project is

10   talking to, whether it be a school

11   district, a municipality, whatever

12   it may be, if they're talking about

13   some type of, as Mr. Parola said,

14   side bar or side deal, we don't know

15   about it so for her to ask us to

16   enlighten her on something we have

17   no clue about, we can't answer.

18   MS. BRAZLEY: I'm really just

19   asking if you would engage the

20   residents of Hempstead, you know,

21   because it seems like a face-off

22   between residents and it's not.

23   We want everybody in Hempstead

24   to have an equitable quality of

25   life. That's really all I'm here

1

2   for, but it has to be everybody.

3   And Hempstead, from everything that

4   I've researched, we seem to be the

5   only community that has renewable

6   PILOTS.

7   590 and -- okay, I get the

8   history of Martin Luther King Drive,

9   but 590 and 600 Fulton they were

10   high-end apartment buildings when I

11   was a kid. Now they're off the tax

12   roll and they are a big project too.

13   You know, the Eldorado, which

14   is now 100 Terrace, it was high-end.

15   It was built to be high-end, but

16   that too by these IDAs were turned

17   into a PILOT enterprise.

18   You know, and as you look, Town

19   & Country -- I can go through all

20   the apartments that had doormen and

21   concierge when I was a kid that are

22   now low-end projects all because of

23   the IDA. And then, what happens is

24   when their PILOT is up they come

25   before this Board again for an

1

2   extension for another 10, 20 years

3   and so it has become a vicious

4   cycle.

5   Again, since I was a kid,

6   Martin Luther King Drive and the

7   apartments that were on Laurel and

8   Elm, those apartment buildings were

9   always subsidized, I get it, but it

10   seems to be a growing cancer in this

11   community where almost everything

12   except Wendell Court is probably the

13   only tax positive apartment building

14   left in this community. And so it

15   becomes a burden, not just to the

16   homeowner, but also the children

17   that live in all of these because we

18   can't afford to educate them

19   properly. We can't keep doing this

20   and so that's why we're here.

21   I have a report in here about

22   the sewage system. We don't have

23   the resources in our tax base to

24   address the problems that are in our

25   community because we are paying for

1

2   PILOTS.

3   So you guys have to start

4   looking at that and you can't keep

5   renewing these. Again,

6   historically, I get Martin Luther

7   King Drive. Historically I get

8   Laurel Avenue but all the rest, come

9   on.

10   MR. OPPENHEIMER: Thank you for

11   your comments on that. I just want

12   to clarify. Many of the PILOTS are

13   split between Village of Hempstead,

14   which are granted by the Village

15   Board, Town of Hempstead, this

16   Board, and Nassau County IDAs. To

17   me, personally part of the problem

18   is there are three different

19   jurisdictions that can affect the

20   taxes.

21   So you mention 100 Terrace in

22   particular. That's a Nassau County

23   IDA. Some of the others in the

24   Village, The Rivoli, for example,

25   Linden Knolls, places like that,

1

2   those are Village PILOTS, so I think

3   people tend to think that the Town

4   of Hempstead is the only one doing

5   these. We're not. So it's about

6   roughly we have about 60 percent of

7   PILOTS within the Village and the

8   rest are either County or Village.

9   MS. BRAZLEY: And I understand

10   that. I have every PILOT listed in

11   this book, trust and believe I do.

12   I see what the market value of a

13   property that market value is

14         $2 million and you're paying

15         $100,000. It's not fair to a

16   homeowner whose property is assessed

17   at $300,000 paying 20. It just

18   doesn't make sense.

19   And I get that it's the Town.

20   I get that it's the County. And I

21   get that it's Hempstead. I get all

22   of that, but you do have a part in

23   it. And so, when I address this

24   Board, I'm talking about the entire

25   region and the unfair burden on one

1

2   community, 11550. That's what I'm

3   talking about. And you have a

4   shared responsibility. It's all

5   government that grants these PILOTS.

6   CHAIRMAN LODATO: Would anyone

7   else like to be heard before we

8   close the meeting?

9   Thank you everyone for coming

10   out to today's meeting. We now view

11   the time as 10:40 a.m. and we would

12   like to close this hearing sine die.

13   Take care everyone.

14   (Time noted: 10:40 a.m.)

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CERTIFICATION

I, DOLLY FEVOLA, a Notary Public in

and for the State of New York, do hereby certify:

THAT 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 11th day of May, 2021.

_____

DOLLY FEVOLA

$

$100,000 [1] - 89:15
$11,000 [1] - 18:2
$21,000 [1] - 18:4
$300,000 [3] - 44:12, 89:17
$35 [1] - 12:2
$42 [2] - 20:12, 23:10

1

1 [5] - 1:9, 3:22, 4:18, 5:9, 47:16
1,000 [3] - 15:12, 18:13, 33:23
1.2 [1] - 31:15
10 [19] - 1:11, 3:16, 11:15, 14:13, 18:19, 39:10, 39:11, 40:11, 41:15, 41:16, 42:14, 59:9, 74:5, 74:20, 78:16, 78:19, 78:21, 79:15, 87:2
10-year [6] - 35:12, 35:19, 38:4, 39:7, 39:9, 43:24
100 [2] - 86:14, 88:21
108 [1] - 5:12
10:40 [2] - 90:11, 90:14
11 [1] - 78:22
11.78 [1] - 5:2
11550 [6] - 3:24, 5:7, 20:21, 26:24, 77:12, 90:2
11th [1] - 91:13
12 [1] - 4:9
120 [1] - 63:12
132 [1] - 5:11
14 [2] - 5:8, 35:4
15 [4] - 18:19, 40:12, 59:9, 79:15
15-year [2] - 11:13, 14:10
16 [1] - 8:18
17 [1] - 17:22
170 [1] - 63:13
18-A [1] - 3:20
18th [1] - 76:22
1960 [1] - 31:25
1962 [1] - 31:25

2

2 [3] - 16:12, 89:14
2-bedrooms [1] - 5:11
2.3 [1] - 31:15

(column 2)

20 [3] - 36:6, 87:2, 89:17
202.1 [1] - 4:9
2020 [1] - 4:9
2021 [8] - 1:11, 3:16, 7:17, 8:2, 8:3, 8:19, 91:13
213,319 [1] - 7:14
240 [2] - 5:10, 11:6
25 [16] - 14:9, 14:15, 14:21, 14:22, 17:8, 23:25, 24:3, 30:21, 30:23, 40:18, 41:6, 41:14, 78:23, 79:15, 84:9, 84:10
25-year [6] - 14:25, 15:25, 39:7, 39:8, 39:25, 40:6
295 [1] - 5:3
299 [1] - 5:3

3

3 [8] - 5:9, 16:12, 25:19, 66:18, 66:20, 66:22, 68:24, 69:4
3-bedroom [1] - 5:12
317 [1] - 5:3
333 [1] - 2:5
35-year [1] - 23:12

4

4 [1] - 40:20
4-118 [1] - 5:4
40 [7] - 17:8, 35:8, 38:10, 40:15, 48:20, 48:24, 79:17
40-year [2] - 45:12, 45:15
42 [1] - 14:9
42-year [2] - 15:3, 23:12

5

5 [5] - 11:18, 11:19, 40:11, 68:19, 74:20
5-year [4] - 35:11, 35:18, 36:13, 38:4
55 [2] - 44:24, 44:25
55,000 [1] - 19:23
57,61 [1] - 5:5
590 [2] - 86:7, 86:9

6

6 [1] - 4:5
60 [3] - 34:17, 46:23, 89:6
600 [1] - 86:9
62 [1] - 5:5
65 [1] - 26:11
65,000 [1] - 18:14
69 [1] - 5:6

7

7 [1] - 68:20
70 [1] - 5:6
75,000 [1] - 19:25

8

8 [2] - 11:7, 63:22
84 [1] - 40:13
85 [1] - 30:11
87 [1] - 16:16
877-870-5858 [1] - 4:19

9

9820165272# [1] - 4:20
9:00 [1] - 1:12
9:15 [2] - 3:16, 50:24

A

a.m [4] - 1:12, 3:17, 90:11, 90:14
able [1] - 59:19
above-stated [1] - 9:13
absolutely [3] - 15:8, 72:6, 73:9
accept [2] - 9:14, 28:7
access [1] - 4:19
accompanied [1] - 3:5
accomplish [1] - 12:25
accomplished [1] - 14:16
accordance [1] - 3:19
acquisition [4] - 4:25, 5:22, 7:20, 9:7
acre [1] - 5:2
act [1] - 51:22
action [1] - 91:9
activities [1] - 27:23

(column 5)

actual [3] - 46:2, 73:10, 80:10
add [3] - 39:11, 44:20, 49:3
addition [4] - 12:9, 18:24, 25:19, 81:20
additional [5] - 46:24, 46:25, 47:25, 83:19, 83:21
address [5] - 11:21, 19:7, 19:10, 87:24, 89:23
administration [8] - 13:20, 22:24, 25:23, 32:21, 33:17, 33:19, 34:13, 51:11
Administrator [1] - 1:15
adults [1] - 19:8
affect [2] - 43:9, 88:19
affecting [1] - 20:14
affects [2] - 42:19, 42:20
afford [12] - 28:2, 28:11, 28:21, 56:6, 58:11, 63:17, 64:3, 67:17, 67:19, 76:23, 87:18
affordable [19] - 5:10, 6:8, 8:9, 11:6, 17:14, 17:19, 23:6, 24:15, 24:17, 24:18, 28:9, 28:13, 28:18, 29:11, 56:3, 56:4, 63:20, 63:23, 79:2
Agency [16] - 1:15, 3:5, 4:17, 4:21, 6:6, 6:18, 7:7, 7:11, 8:7, 8:14, 8:23, 9:11, 9:12, 9:25, 10:4, 11:14
Agency' [1] - 9:21
Agency's [2] - 6:18, 10:9
ago [6] - 20:11, 21:9, 25:15, 36:7, 42:15, 62:8
agree [1] - 30:20
agreed [1] - 73:3
agreement [11] - 11:11, 11:13, 13:7, 25:7, 32:19, 33:13, 72:25, 81:21, 82:2, 82:19, 83:12
agreements [2] - 6:22, 26:3
aid [2] - 46:20, 46:23
ain't [1] - 39:16
Alabama [1] - 18:8
allowed [1] - 4:3

(column 6)

almighty [1] - 38:23
almost [3] - 17:8, 22:20, 87:11
amend [1] - 8:21
amended [2] - 4:10, 13:12
American [1] - 29:25
amount [2] - 46:18, 82:13
analysis [1] - 9:25
animals [1] - 37:22
answer [2] - 85:4, 85:17
Antonio [1] - 30:10
apart [1] - 4:6
apartment [21] - 12:4, 12:5, 17:9, 17:22, 19:13, 22:15, 24:13, 24:14, 49:18, 61:25, 68:21, 68:25, 71:9, 72:3, 73:15, 75:14, 76:19, 77:6, 86:10, 87:8, 87:13
Apartment [1] - 35:5
apartments [13] - 12:5, 12:22, 19:14, 27:3, 32:15, 64:23, 64:25, 69:3, 69:22, 72:14, 78:8, 86:20, 87:7
appearing [1] - 13:14
applaud [1] - 75:19
appliances [1] - 12:7
applicant [3] - 85:7, 85:8, 85:9
Applicant [4] - 2:4, 10:18, 10:20, 72:12
application [3] - 9:23, 13:12, 13:13
applied [2] - 6:17, 7:11
appointed [1] - 80:13
apportionment [1] - 47:9
appreciate [3] - 29:21, 56:12, 63:4
appreciated [1] - 53:25
approve [2] - 25:5, 80:11
approved [3] - 21:12, 21:21, 52:7
area [1] - 5:18
Article [1] - 3:20
Arzie [1] - 54:12
asbestos [1] - 37:18
assessed [1] - 89:16
assignment [1] - 6:19
Assignment [3] - 7:8, 7:10, 8:17

ESQ [2] - 1:19, 2:6
ESQS [1] - 2:3
essentially [1] - 14:10
et [5] - 12:8, 12:13, 44:3, 44:25, 45:2
events [1] - 30:13
everywhere [1] - 63:16
evidence [1] - 72:5
evident [1] - 49:21
exactly [1] - 41:18
example [3] - 43:21, 44:13, 88:24
except [1] - 87:12
excess [1] - 19:24
excuse [1] - 52:14
Executive [2] - 1:16, 4:8
exempt [2] - 11:10, 13:4
exemption [1] - 9:8
exemptions [2] - 8:25, 9:5
existing [4] - 11:16, 11:17, 12:19, 14:13
expect [1] - 50:23
expense [1] - 32:7
explain [3] - 42:18, 43:5, 43:13
explained [1] - 45:13
exploitation [1] - 17:7
extension [3] - 14:10, 14:11, 87:2
extent [2] - 27:22, 28:19
exterior [1] - 12:9
extra [1] - 82:20

F

face [2] - 83:23, 85:21
face-off [1] - 85:21
facelift [1] - 48:11
facility [2] - 11:19, 12:16
Facility [14] - 6:4, 6:23, 7:6, 7:17, 8:4, 8:5, 8:6, 8:12, 9:5, 9:8, 9:19, 10:2
fact [1] - 20:10
fair [7] - 18:4, 18:10, 23:4, 23:17, 23:20, 34:20, 89:15
faith [1] - 40:21
fall [1] - 52:24
falling [1] - 69:25
false [3] - 25:2, 25:3, 25:4
familiar [1] - 10:25

families [8] - 19:12, 19:15, 20:4, 27:2, 27:11, 29:3, 60:20, 65:12
family [7] - 8:9, 16:21, 19:7, 19:11, 20:4, 31:24, 54:16
fancier [1] - 74:13
far [1] - 34:21
favor [2] - 9:16, 25:18
feasible [2] - 14:24, 15:23
February [1] - 8:18
feed [1] - 34:6
feedback [3] - 13:16, 13:17, 79:20
feet [2] - 4:5, 7:14
fever [1] - 4:2
FEVOLA [2] - 91:3, 91:17
few [6] - 20:11, 30:17, 54:15, 55:3, 62:3, 62:8
fields [1] - 65:16
fifty [1] - 84:9
filled [2] - 29:12, 65:2
final [2] - 9:23, 33:4
financial [5] - 8:16, 8:22, 8:24, 9:17, 47:18
financially [2] - 15:23, 47:2
financing [8] - 9:3, 13:2, 13:6, 14:20, 15:22, 17:19, 78:24, 79:7
fine [1] - 28:6
finish [1] - 60:3
finished [1] - 75:17
fire [1] - 24:11
firm [2] - 10:13, 76:22
Firm [1] - 10:16
first [4] - 16:22, 23:8, 37:12, 68:6
five [3] - 20:3, 37:11, 74:5
fix [3] - 24:7, 24:8, 75:16
fixing [1] - 74:16
fixtures [1] - 7:25
flips [1] - 74:10
flooring [1] - 12:7
floors [2] - 5:9, 5:18
FLORENCE [1] - 1:17
Florestano [1] - 3:7
flowers [1] - 62:4
FLOYD [1] - 54:12
Floyd [1] - 54:13
folks [1] - 74:25

follow [1] - 28:8
followed [1] - 9:24
foolishness [1] - 77:2
forced [1] - 24:5
FORCHELLI [1] - 2:3
Forchelli [1] - 10:17
foregoing [1] - 6:16
form [1] - 8:25
formed [2] - 6:14, 6:15
former [1] - 18:16
forth [3] - 43:16, 70:8, 70:9
forum [1] - 50:19
forward [9] - 30:8, 30:19, 37:2, 38:19, 38:20, 69:13, 72:13, 74:3, 78:25
four [5] - 29:20, 35:25, 37:11, 53:19, 80:2
Franklin [1] - 5:3
frankly [1] - 14:17
fred [1] - 49:6
FREDERICK [1] - 1:16
Frederick [1] - 3:6
Freeport [1] - 32:2
frequently [1] - 74:10
fresh [1] - 67:7
friends [2] - 32:10, 76:8
front [1] - 62:5
fruitful [1] - 22:22
full [4] - 27:22, 44:4, 49:16, 68:3
Fulton [1] - 86:9
funding [2] - 44:2, 47:25
furniture [1] - 7:24
future [1] - 68:9

G

Garden [1] - 53:2
gas [1] - 58:21
General [2] - 3:21, 10:21
generational [1] - 18:5
gentlemen [1] - 46:8
ghost [2] - 36:12, 40:5
gift [1] - 31:3
GIRARDI [8] - 1:17, 41:25, 66:16, 72:9, 72:16, 73:25, 84:18, 84:25
Girardi [1] - 3:7
given [3] - 3:14, 12:20, 61:5
God [1] - 41:21
gonna [2] - 39:10, 39:16

gorgeous [1] - 75:25
gotta [4] - 38:19, 38:20, 38:21, 38:22
government [5] - 31:19, 77:7, 77:8, 77:9, 90:5
governments [1] - 4:11
Governor [1] - 4:8
grandkids [4] - 35:25, 36:24, 39:2, 40:9
grant [7] - 15:25, 32:9, 43:22, 52:16, 52:17, 71:5, 71:6
granted [3] - 4:17, 49:20, 88:14
granting [1] - 24:24
grants [1] - 90:5
grass [2] - 59:24, 67:6
great [1] - 82:24
greatly [1] - 53:25
green [2] - 59:23, 62:7
grew [1] - 32:3
groceries [2] - 63:11, 63:12
ground [1] - 65:5
growing [1] - 87:10
gut [6] - 11:23, 12:3, 75:6, 78:2, 78:11, 79:11
gutted [1] - 75:13
guys [20] - 21:16, 28:5, 29:13, 29:22, 30:14, 31:4, 31:10, 31:13, 31:16, 31:17, 32:6, 32:25, 50:2, 51:25, 52:9, 72:5, 74:8, 74:21, 84:10, 88:3

H

half [1] - 44:14
Hall [1] - 3:23
hand [1] - 91:13
handout [2] - 65:10
happy [1] - 48:12
hard [1] - 38:18
heads [1] - 29:7
hear [1] - 9:14
heard [4] - 16:8, 45:14, 52:3, 90:7
hearing [18] - 3:10, 3:22, 8:15, 9:19, 10:19, 13:17, 33:4, 33:6, 33:10, 42:23, 43:15, 53:11, 53:15, 54:4, 79:22, 80:9, 80:23, 90:12

HEARING [1] - 1:5
Hearing [6] - 3:15, 4:15, 8:20, 10:7, 10:11, 11:4
hearings [1] - 4:11
held [4] - 3:17, 3:22, 8:14, 8:20
help [12] - 37:4, 37:25, 38:13, 47:7, 47:17, 47:21, 47:22, 48:6, 48:13, 58:4, 58:7, 60:25
helping [1] - 67:21
helps [2] - 50:8, 58:6
HEMPSTEAD [2] - 1:6, 2:4
Hempstead [86] - 1:10, 3:4, 3:8, 3:11, 3:18, 3:19, 3:24, 5:7, 6:10, 6:13, 16:16, 17:7, 17:13, 17:18, 18:15, 19:3, 19:10, 19:18, 20:2, 22:2, 22:3, 22:17, 22:19, 23:3, 24:16, 24:21, 25:2, 25:9, 25:21, 26:4, 26:11, 28:10, 28:12, 28:14, 29:10, 30:11, 35:6, 35:8, 35:10, 35:11, 35:17, 35:18, 35:25, 36:3, 36:6, 36:11, 36:16, 36:18, 37:9, 37:23, 38:14, 38:15, 39:4, 40:4, 42:6, 45:16, 50:4, 50:6, 50:9, 50:11, 51:15, 52:13, 52:14, 52:17, 52:22, 52:23, 52:25, 53:23, 56:17, 57:17, 57:23, 67:16, 69:11, 81:3, 81:5, 83:17, 84:11, 85:20, 85:23, 86:3, 88:13, 88:15, 89:4, 89:21
hereby [2] - 3:14, 91:4
herein [1] - 4:16
hereunto [1] - 91:12
high [9] - 18:3, 63:10, 63:11, 63:17, 77:22, 77:23, 86:10, 86:14, 86:15
high-end [3] - 86:10, 86:14, 86:15
highly [1] - 79:3
hill [1] - 38:3
historic [2] - 16:20, 17:4
historically [2] - 88:6, 88:7

43:11, 48:10, 54:14,
56:15, 56:23, 57:22,
60:10, 63:22, 65:19,
65:22, 86:8, 87:6,
88:6
luxury [1] - 77:18

M

ma'am [1] - 29:17
main [1] - 82:16
maintain [2] - 67:8,
74:18
maintained [1] - 54:19
maintenance [2] -
72:13, 74:2
major [1] - 14:5
manageable [1] -
66:11
management [1] -
12:14
mandate [1] - 26:2
Manor [1] - 16:16
map [1] - 29:11
Maplewood [1] -
30:11
March [1] - 4:9
market [3] - 48:23,
89:12, 89:13
marriage [1] - 91:8
martin [1] - 37:7
Martin [28] - 5:4,
16:20, 17:21, 35:5,
37:10, 37:14, 37:19,
38:2, 38:9, 38:16,
39:22, 40:14, 41:3,
41:8, 42:12, 43:11,
48:10, 54:13, 56:15,
56:23, 57:22, 60:10,
63:22, 65:18, 65:22,
86:8, 87:6, 88:6
mask [1] - 4:5
materials [2] - 7:24,
75:21
matter [1] - 91:11
MATTER [1] - 1:4
mayor [12] - 13:21,
13:24, 18:16, 22:20,
24:21, 25:14, 25:16,
34:13, 51:11, 53:17,
80:14, 81:11
McNeill [14] - 26:9,
26:10, 29:18, 66:17,
67:2, 69:20, 70:10,
71:24, 72:7, 72:15,
73:12, 74:8, 75:11,
81:19
mcNeill [1] - 72:10
Meadow [1] - 24:19

mean [7] - 31:13, 32:8,
32:10, 33:20, 34:17,
59:11, 67:2
meaning [1] - 12:3
media [1] - 51:2
meet [1] - 70:16
meeting [14] - 21:20,
32:25, 33:3, 33:7,
37:13, 49:24, 50:23,
51:25, 53:12, 54:4,
76:21, 81:25, 90:8,
90:10
meetings [5] - 50:16,
52:10, 52:11, 61:10,
61:13
meets [1] - 80:11
member [1] - 85:2
Member [3] - 1:17,
1:18, 3:9
members [9] - 13:18,
21:13, 23:18, 49:17,
69:11, 80:2, 80:9,
80:12, 84:19
mention [1] - 88:21
mentioned [2] - 49:8,
69:18
Merrick [1] - 24:19
messing [1] - 29:13
mice [5] - 37:21,
58:14, 69:23, 75:15,
78:11
MICHAEL [1] - 1:15
Michael [1] - 3:3
might [1] - 42:15
million [8] - 11:18,
11:19, 12:2, 20:12,
23:10, 31:15, 47:16,
89:14
millionaires [1] - 31:3
mine [2] - 38:25, 55:16
Mineola [1] - 61:23
minimum [1] - 47:16
minute [3] - 46:10,
50:25, 51:22
minutes [4] - 16:12,
42:14, 54:6
Minutes [1] - 10:6
miss [1] - 15:17
missing [1] - 83:6
mistaken [1] - 21:19
misunderstanding [1]
- 49:15
misunderstood [2] -
83:7, 83:9
Mitch [1] - 10:21
MLK [5] - 21:24,
23:17, 51:13, 60:19,
63:19
Mo [1] - 75:12
modification [2] -

13:15, 14:6
modified [1] - 23:13
mom [1] - 65:23
money [23] - 19:19,
20:13, 27:6, 27:7,
27:9, 27:13, 28:8,
31:10, 31:18, 37:3,
39:6, 48:21, 55:12,
57:4, 64:5, 70:17,
70:18, 70:22, 70:23,
72:11, 74:24, 79:6,
82:13
moneys [4] - 74:4,
75:6, 83:16, 83:20
monitors [1] - 74:2
month [3] - 21:9,
22:21, 22:25
morning [10] - 3:2,
16:14, 21:3, 26:9,
34:25, 35:3, 35:6,
42:2, 50:24, 61:6
mortgage [1] - 9:2
most [2] - 29:5, 31:6
mother [1] - 50:8
move [3] - 37:2, 38:19,
69:12
moved [4] - 16:22,
31:24, 31:25, 32:4
moving [3] - 63:15,
72:12, 74:3
MR [35] - 3:2, 10:15,
21:3, 29:16, 30:10,
33:8, 33:11, 34:23,
42:2, 43:14, 45:3,
49:3, 49:6, 49:7,
49:12, 49:14, 54:12,
66:15, 72:6, 72:9,
72:16, 72:20, 73:18,
73:25, 75:4, 75:11,
81:16, 81:24, 82:6,
82:7, 82:10, 83:10,
84:18, 84:25, 88:10
MS [17] - 16:14, 26:9,
29:18, 35:3, 66:17,
67:2, 69:20, 70:10,
71:24, 72:7, 72:15,
73:12, 74:8, 83:2,
83:24, 84:23, 89:9
multi [1] - 8:9
multi-family [1] - 8:9
multiple [1] - 54:17
Municipal [1] - 3:21
municipalities [1] -
83:4
municipality [2] -
52:20, 85:11
must [6] - 4:4, 25:21,
28:8, 29:8, 68:6,
68:7

N

name [17] - 3:3, 10:15,
16:8, 16:15, 20:19,
21:4, 26:7, 26:10,
30:8, 30:10, 35:2,
35:4, 42:3, 49:5,
54:10, 54:12, 60:24
names [3] - 19:8,
29:20, 50:13
Nassau [9] - 17:12,
24:25, 28:10, 28:17,
52:15, 61:24, 68:4,
88:16, 88:22
nature [3] - 9:18, 42:9,
69:10
nearly [1] - 11:21
need [37] - 11:23,
18:11, 18:24, 23:12,
23:15, 27:18, 31:20,
33:25, 48:9, 55:2,
55:11, 55:13, 55:14,
55:16, 55:19, 56:4,
56:11, 56:24, 57:4,
57:5, 57:6, 57:12,
58:7, 59:14, 62:21,
64:6, 64:15, 64:25,
65:2, 66:9, 67:23,
68:15, 70:20, 70:23,
71:2, 76:14, 78:24
needed [2] - 54:21,
54:25
needing [1] - 55:5
needs [11] - 11:22,
30:16, 46:11, 48:11,
55:21, 56:8, 56:13,
56:22, 62:22, 64:14
negotiate [2] - 82:3,
83:11
negotiations [2] -
18:17, 84:13
neighborhood [1] -
60:9
neighborhoods [1] -
28:6
neighbors [1] - 61:4
never [4] - 37:23, 38:5,
65:11, 77:25
new [16] - 5:17, 12:7,
12:14, 12:21, 13:23,
22:20, 22:23, 33:17,
34:13, 46:12, 51:10,
51:11, 58:19, 68:13,
78:6, 78:8
New [12] - 1:10, 2:5,
3:21, 3:24, 4:23, 5:7,
6:11, 16:16, 16:22,
26:12, 63:15, 91:4
news [1] - 31:15

next [4] - 53:12, 78:15, 6
78:19, 78:21
nice [2] - 36:17, 62:8
nicer [1] - 60:5
night [1] - 51:2
nine [1] - 61:9
nobody [4] - 51:12,
51:14, 51:17, 59:18
normal [2] - 47:8,
83:13
normally [3] - 30:12,
44:24, 50:17
nose [1] - 29:2
Notary [1] - 91:3
noted [1] - 90:14
notepad) [1] - 29:17
notes [2] - 29:17, 91:6
nothing [4] - 39:17,
43:22, 62:14, 67:12
notice [3] - 3:12, 3:14,
50:25
Notice [2] - 10:11,
11:5
notices [2] - 54:4,
54:5
notified [1] - 73:7
number [1] - 77:15
numbers [3] - 21:15,
22:14, 69:5

O

Oakland [1] - 5:5
obligations [1] - 7:2
observer [1] - 78:6
obviously [2] - 44:2,
81:8
OF [1] - 1:4
offered [1] - 83:5
office [2] - 7:15, 12:14
Officer [1] - 1:16
officers [1] - 65:18
official [1] - 51:20
officials [1] - 81:2
old [3] - 33:18, 34:17,
40:13
ole [1] - 61:21
once [3] - 37:7, 46:2,
54:6
one [31] - 5:12, 11:11,
19:11, 19:13, 21:5,
21:13, 23:18, 25:16,
32:9, 35:23, 38:7,
39:16, 41:21, 46:6,
49:3, 50:10, 53:18,
56:20, 56:21, 60:25,
67:10, 67:20, 77:11,
77:15, 79:25, 80:15,
80:17, 81:16, 81:18,

89:4, 89:25
one-family [1] - 19:11
ones [3] - 64:2, 70:21, 82:16
ongoing [1] - 13:23
open [3] - 50:19, 61:8, 81:9
opening [1] - 3:10
operate [1] - 50:22
operated [1] - 8:12
operating [1] - 51:23
Operations [1] - 42:5
OPPENHEIMER [6] - 1:18, 72:20, 73:18, 81:16, 82:6, 88:10
Oppenheimer [4] - 3:9, 79:25, 80:6, 80:17
opportunity [6] - 9:20, 12:20, 15:16, 15:17, 53:16, 76:5
opposed [1] - 9:16
order [5] - 11:21, 12:25, 37:2, 38:19, 78:23
Order [1] - 4:8
Original [16] - 4:24, 5:21, 5:25, 6:2, 6:3, 6:4, 6:6, 6:7, 6:20, 6:23, 7:2, 7:3, 7:5, 7:16, 7:18, 8:5
ourselves [1] - 58:8
outcome [1] - 91:11
outrageous [1] - 17:24
outreach [1] - 80:23
outs [1] - 57:9
outside [4] - 12:12, 47:8, 76:2, 83:13
overall [1] - 25:23
overview [1] - 10:24
Ovington [1] - 2:5
own [3] - 31:16, 38:18
owned [1] - 8:12
Owner [1] - 4:22
owner [5] - 23:9, 37:12, 38:12, 42:8, 68:13
owners [2] - 37:11, 77:25
owns [1] - 67:23

P

pack [2] - 35:14, 41:16
paid [2] - 34:4, 40:10
painting [1] - 5:17
pandemic [3] - 31:8, 55:25, 64:20

panels [1] - 7:24
paper [1] - 70:24
parcel [1] - 5:2
park [1] - 58:18
PARK [2] - 1:6, 2:4
Park [8] - 3:11, 3:18, 4:22, 6:10, 6:13, 18:21, 21:24, 51:12
parking [2] - 55:13, 70:2
parks [1] - 28:22
Parola [5] - 3:6, 49:6, 49:7, 69:17, 85:13
PAROLA [16] - 1:16, 25:12, 29:16, 30:5, 33:8, 34:23, 41:24, 43:14, 49:6, 49:12, 66:15, 72:6, 75:4, 81:24, 82:10, 83:10
part [12] - 12:17, 12:22, 12:24, 13:5, 21:7, 27:3, 54:22, 80:16, 82:4, 83:15, 88:17, 89:22
participate [1] - 82:23
participating [1] - 82:15
particular [2] - 17:5, 88:22
parties [1] - 91:8
partners [1] - 15:24
partnership [2] - 6:11, 22:11
pass [2] - 18:5, 29:12
passing [1] - 51:24
past [1] - 41:2
Patricia [1] - 26:10
Pavilion [2] - 3:24, 4:4
pay [20] - 24:6, 24:8, 24:9, 24:10, 26:23, 34:21, 35:13, 36:4, 36:5, 39:14, 40:7, 40:8, 44:8, 56:5, 57:16, 57:19, 57:20, 64:17, 67:14
paying [13] - 27:12, 27:20, 28:3, 29:2, 39:3, 39:12, 41:9, 45:25, 48:22, 61:7, 87:25, 89:14, 89:17
payments [1] - 15:5
pays [2] - 45:7, 50:7
Pennsylvania [1] - 18:7
people [62] - 19:25, 23:5, 29:5, 29:21, 31:2, 33:23, 33:25, 36:7, 36:14, 37:4, 38:6, 39:21, 40:3, 41:7, 43:6, 43:7,

43:18, 46:14, 51:5, 51:6, 52:4, 53:19, 55:9, 55:19, 55:24, 56:2, 56:4, 56:6, 57:11, 58:5, 58:9, 58:16, 59:4, 59:6, 59:16, 60:12, 60:16, 60:21, 61:3, 61:6, 61:12, 61:16, 62:3, 62:8, 62:18, 62:19, 62:24, 63:14, 63:18, 63:25, 64:13, 64:18, 64:21, 65:2, 65:13, 65:19, 66:11, 71:13, 71:25, 80:21, 81:4, 89:3
percent [7] - 44:24, 44:25, 46:23, 84:9, 84:10, 89:6
percentage [1] - 47:9
performed [1] - 77:17
perhaps [1] - 69:15
period [1] - 63:15
permitting [1] - 4:10
person [5] - 9:20, 39:22, 53:18, 71:9, 76:15
personal [3] - 5:24, 7:22, 25:13
personally [1] - 88:17
persons [1] - 9:15
phones [1] - 29:14
pictures [2] - 70:14, 71:8
PILOT [61] - 11:11, 11:13, 11:16, 11:17, 13:7, 14:8, 14:25, 15:2, 15:3, 15:10, 15:25, 23:12, 23:13, 23:21, 24:2, 25:22, 26:15, 30:20, 32:9, 34:4, 34:16, 39:7, 39:8, 39:10, 39:25, 40:6, 43:8, 43:22, 43:25, 44:4, 44:9, 44:10, 44:14, 44:19, 44:21, 45:4, 45:15, 45:24, 46:2, 48:8, 48:20, 48:21, 50:3, 57:3, 57:5, 57:15, 59:9, 64:4, 68:15, 69:5, 71:5, 71:7, 78:18, 83:13, 83:14, 84:20, 85:7, 86:17, 86:24, 89:10
PILOTS [37] - 19:21, 24:24, 28:4, 30:24, 31:11, 32:13, 35:11, 35:12, 35:19, 36:7, 36:13, 38:4, 42:19,

43:3, 43:17, 45:19, 47:11, 49:8, 49:10, 49:17, 49:19, 52:16, 52:17, 65:8, 71:23, 74:15, 86:6, 88:2, 88:12, 89:2, 89:7, 90:5
pipes [1] - 58:21
place [22] - 8:21, 9:14, 12:16, 14:13, 15:11, 22:23, 23:8, 32:5, 37:8, 39:18, 41:11, 63:24, 64:19, 65:2, 66:7, 66:8, 71:15, 78:4, 78:18, 78:24, 80:20, 80:24
places [3] - 58:18, 65:8, 88:25
plan [2] - 11:25, 12:17
planted [2] - 62:5, 62:6
player [1] - 75:13
players [2] - 65:20, 65:21
plus [2] - 53:6, 79:15
pockets [1] - 31:21
point [4] - 16:2, 46:11, 76:11, 81:13
points [1] - 81:14
police [2] - 24:10, 65:18
Policeman's [1] - 5:14
policies [1] - 9:10
pools [4] - 18:22, 32:22, 32:23, 33:15
popular [1] - 80:22
posed [2] - 23:19, 52:2
positive [1] - 87:13
possible [1] - 57:14
possibly [2] - 53:14, 53:21
post [1] - 54:3
posted [2] - 10:8, 50:25
pot [1] - 19:19
potential [1] - 81:21
pothole [1] - 56:20
PPP [2] - 31:9, 31:18
predictability [1] - 78:25
prep [1] - 62:23
present [2] - 71:10, 72:4
presentation [1] - 16:4
presented [2] - 15:6, 85:6
pretty [3] - 58:25, 60:4, 81:6

prevailing [1] - 77:20
previously [3] - 4:21, 8:14, 13:11
primary [1] - 6:8
principal [1] - 10:20
principals [1] - 6:13
prison [1] - 62:13
private [2] - 53:5, 65:14
problem [5] - 17:6, 34:3, 58:15, 61:2, 88:17
problems [3] - 75:15, 75:17, 87:24
process [1] - 13:6
professional [1] - 65:21
profit [2] - 27:8, 71:14
Project [2] - 4:16, 8:18
project [16] - 10:24, 11:2, 11:3, 11:7, 11:15, 12:24, 14:4, 14:24, 15:10, 21:11, 25:18, 30:18, 34:14, 80:12, 85:9, 86:12
Project") [1] - 8:11
project-based [1] - 11:7
projects [2] - 25:20, 86:22
promise [3] - 56:9, 56:11, 58:23
promises [2] - 25:3, 59:7
proper [1] - 68:10
properly [6] - 27:22, 28:25, 66:21, 67:5, 71:11, 87:19
properties [2] - 49:11, 71:22
property [32] - 5:24, 7:22, 9:9, 11:9, 12:21, 16:20, 16:23, 17:5, 20:11, 23:10, 25:24, 26:15, 26:16, 27:20, 43:23, 44:4, 44:11, 46:4, 46:13, 66:18, 66:23, 67:3, 67:4, 68:18, 69:6, 73:24, 74:9, 75:3, 78:5, 78:13, 89:13, 89:16
proportion [1] - 44:22
proportionately [1] - 82:12
proposal [2] - 21:18, 50:3
proposed [5] - 8:15, 8:22, 9:17, 11:2, 21:14

protecting [1] - 77:10
provide [4] - 8:24, 27:17, 47:6, 82:12
provided [3] - 4:21, 83:19, 83:22
providing [1] - 47:24
provisions [1] - 3:20
PUBLIC [1] - 1:5
public [12] - 3:10, 4:11, 8:15, 10:19, 13:17, 33:6, 33:10, 43:5, 54:4, 75:2, 79:22, 80:23
Public [7] - 3:15, 4:14, 8:19, 10:7, 11:4, 42:6, 91:3
purchase [4] - 26:14, 26:18, 26:19, 68:14
purpose [1] - 43:17
purposes [1] - 45:13
Pursuant [1] - 4:7
push [1] - 64:11
pushed [1] - 15:19
pushing [2] - 14:19, 15:21
put [11] - 28:6, 28:12, 28:14, 28:15, 38:23, 58:18, 64:20, 67:8, 67:9, 72:12, 74:4
putting [2] - 59:24, 74:23

Q

quality [7] - 19:22, 20:6, 20:15, 20:24, 75:21, 77:24, 85:24
questions [3] - 42:13, 46:6, 52:3
quick [1] - 10:23
quickly [1] - 43:17
quite [3] - 14:17, 54:15, 74:10
quote [1] - 30:17

R

raise [2] - 65:11, 79:13
raised [1] - 35:24
Randy [2] - 21:4, 49:4
ranging [1] - 5:9
rap [2] - 60:10, 60:11
rate [1] - 48:23
RE [1] - 1:5
reach [1] - 53:17
read [2] - 3:12, 10:10
ready [3] - 27:19, 28:24, 71:13

real [2] - 9:9, 32:11
really [13] - 14:19, 15:16, 32:16, 42:16, 43:7, 49:23, 51:6, 61:14, 63:23, 78:22, 82:24, 85:18, 85:25
reason [2] - 27:4, 58:9
reasonable [1] - 17:22
reasons [3] - 17:11, 25:16, 49:19
receive [4] - 46:19, 46:22, 47:10, 83:15
received [1] - 13:16
receiving [1] - 46:18
recent [1] - 45:16
reconsider [1] - 29:10
reconsideration [1] - 13:10
record [5] - 3:13, 10:12, 25:13, 54:3, 91:5
recording [1] - 9:2
red [1] - 29:24
redo [1] - 64:24
redoing [1] - 57:9
redone [2] - 33:15, 55:13
reducing [2] - 14:8, 79:22
referenced [1] - 81:20
referred [1] - 51:13
referring [2] - 69:19, 72:24
refinancing [1] - 9:4
refinishing [1] - 18:21
regard [2] - 3:18, 84:13
region [3] - 17:14, 17:20, 89:25
registered [1] - 19:9
registration [1] - 19:6
regular [3] - 44:22, 58:2, 79:10
regulated [1] - 79:3
rehab [2] - 12:3, 78:2
rehabilitation [5] - 7:13, 11:24, 78:3, 78:11, 79:11
related [1] - 91:7
release [1] - 7:3
relocated [1] - 67:16
remain [1] - 64:9
remaking [1] - 78:12
remediation [1] - 73:20
remember [4] - 32:20, 36:15, 38:22, 76:7
remodeled [1] - 12:11
renewable [1] - 86:5

renewing [1] - 88:5
renovated [1] - 12:6
renovating [1] - 32:23
renovation [5] - 5:15, 7:13, 9:7, 48:12, 60:4
renovations [3] - 46:13, 71:21
rent [3] - 12:23, 50:7, 64:17
renters [1] - 33:25
repair [1] - 72:13
repairs [8] - 55:6, 55:11, 55:21, 56:22, 56:24, 74:2, 74:23, 78:10
repeat [1] - 83:8
replacements [1] - 5:20
report [3] - 19:17, 20:3, 87:21
represent [1] - 42:11
representative [3] - 9:12, 45:10, 79:16
representatives [1] - 80:3
represented [1] - 80:18
representing [2] - 34:9, 52:12
represents [1] - 50:10
reputation [1] - 77:18
request [4] - 13:10, 14:5, 45:11, 79:19
requested [2] - 6:18, 14:8
require [1] - 13:6
required [3] - 26:2, 77:21, 82:11
requirements [2] - 7:7, 79:5
researched [1] - 86:4
reside [1] - 26:10
resident [2] - 50:7, 54:13
residential [3] - 5:11, 7:15, 49:18
residents [18] - 13:19, 15:12, 20:14, 21:24, 23:16, 23:23, 24:3, 37:14, 38:15, 41:6, 43:10, 48:14, 53:22, 69:22, 70:13, 72:2, 85:20, 85:22
resources [1] - 87:23
respect [2] - 7:5, 44:16
responsibilities [1] - 53:9
responsibility [4] -

73:5, 73:11, 73:23, 90:4
responsible [2] - 17:18, 72:21
rest [2] - 88:8, 89:8
restrictions [1] - 50:20
restructure [1] - 55:22
result [1] - 13:15
retired [1] - 57:19
revenues [1] - 44:16
review [4] - 9:21, 66:18, 67:3, 69:11
reviewed [4] - 23:22, 25:22, 25:24, 66:24
revoked [1] - 23:21
rid [1] - 78:10
ride [2] - 64:7, 68:18
rights [3] - 6:25, 77:10, 77:11
ripping [1] - 31:13
risk [1] - 14:18
Rivoli [1] - 88:24
Rockville [2] - 52:24, 61:23
rodent [1] - 76:4
roll [1] - 86:12
rolls [3] - 17:23, 24:15, 74:9
rooms [1] - 57:10
roughly [2] - 84:11, 89:6
route [1] - 51:19
run [3] - 44:7, 56:20, 59:10
running [1] - 58:14
Ryder [1] - 10:22

S

safety [1] - 60:7
sales [1] - 9:5
schedule [2] - 15:6, 78:20
scheduled [1] - 3:16
school [7] - 19:2, 27:24, 44:18, 52:19, 82:15, 83:5, 85:10
School [24] - 19:4, 22:9, 22:12, 42:21, 43:12, 44:23, 48:7, 48:16, 48:17, 51:17, 52:10, 52:21, 52:25, 53:2, 53:3, 53:4, 53:6, 57:17, 79:17, 79:20, 81:8, 83:6, 84:4, 84:14
schools [6] - 20:8, 25:8, 28:23, 53:5, 53:7, 65:15

Schools [2] - 22:6, 42:6
SCOTT [2] - 42:2, 45:3
Scott [2] - 10:20, 42:3
secrecy [1] - 51:23
Section [2] - 11:7, 63:22
secure [1] - 66:10
security [2] - 5:16, 82:20
see [17] - 10:13, 24:18, 29:13, 31:14, 33:12, 51:15, 58:3, 61:13, 61:20, 64:7, 67:15, 68:17, 68:22, 69:5, 70:16, 70:23, 89:12
seeing [1] - 40:17
seem [1] - 86:4
select [1] - 12:4
selective [2] - 5:19
sell [3] - 23:4, 41:17, 71:13
selling [1] - 37:9
send [1] - 65:13
sending [1] - 69:7
seniors [1] - 57:25
sense [1] - 89:18
sent [1] - 76:24
sentiments [1] - 51:7
separate [1] - 52:20
service [1] - 53:8
services [2] - 27:17, 83:21
servicing [1] - 75:2
set [2] - 78:16, 91:13
sewage [2] - 19:17, 87:22
sewers [1] - 24:9
shape [1] - 57:7
share [2] - 56:5, 68:5
shared [1] - 90:4
sharing [1] - 44:19
shelley [1] - 83:2
Shelley [2] - 16:15, 20:19
Shirley [1] - 35:4
short [1] - 44:8
shotty [1] - 75:23
shove [1] - 64:12
shows [1] - 78:7
shrubberies [3] - 62:3, 62:4, 62:7
shrubbery [1] - 62:10
side [4] - 82:18, 83:12, 85:14
sides [1] - 52:3
sign [2] - 4:4, 71:9
significance [2] - 16:19, 17:4

Village [58] - 3:8, 5:6, 13:18, 13:20, 13:24, 17:10, 17:17, 19:25, 22:2, 22:19, 23:2, 24:22, 25:9, 25:21, 35:24, 36:3, 37:23, 38:13, 39:3, 40:3, 42:22, 44:17, 47:23, 47:25, 50:4, 51:15, 51:16, 52:6, 52:8, 52:13, 52:18, 53:22, 56:16, 56:18, 66:25, 69:10, 72:21, 73:4, 73:10, 73:16, 74:7, 75:8, 76:21, 79:25, 80:2, 80:18, 81:3, 81:5, 81:12, 82:15, 84:6, 84:15, 88:13, 88:14, 88:24, 89:2, 89:7, 89:8

village [2] - 20:22, 40:23

visit [3] - 36:18, 70:25, 76:11

visits [1] - 68:21

VOH [1] - 1:18

vote [4] - 33:7, 33:9, 53:12, 80:22

W

wage [2] - 77:21, 77:23

wait [2] - 74:19, 74:22

walk [2] - 33:20, 40:21

wall [1] - 69:25

walls [4] - 12:6, 12:7, 58:13, 67:8

WALSH [1] - 1:19

wants [5] - 26:14, 38:13, 42:11, 59:18, 68:13

Washington [2] - 1:9, 3:23

wealth [1] - 18:6

wear [3] - 4:5, 67:9, 67:10

website [4] - 9:21, 10:9, 50:13, 54:8

Wednesday [1] - 33:7

weeks [1] - 25:15

welcome [1] - 82:3

welfare [4] - 30:25, 31:2, 32:14

Wendell [1] - 87:12

West [1] - 52:25

WHEREOF [1] - 91:12

whoa [1] - 62:12

whole [5] - 32:16, 55:16, 56:25, 57:23, 64:16

wider [1] - 81:21

window [1] - 61:5

wish [1] - 32:8

WITNESS [1] - 91:12

woman [1] - 40:14

word [2] - 61:18

words [1] - 74:13

works [1] - 43:8

world [1] - 27:18

worse [1] - 55:15

writing [1] - 10:4

written [1] - 9:14

Y

yards [2] - 57:9, 61:9

year [2] - 40:13, 57:3

year-old [1] - 40:13

years [63] - 11:15, 14:9, 14:13, 14:15, 14:21, 14:22, 15:4, 17:8, 18:19, 20:11, 23:25, 24:3, 25:19, 30:21, 30:23, 34:17, 35:8, 36:6, 38:10, 39:10, 39:12, 40:11, 40:12, 40:15, 40:18, 40:20, 41:2, 41:6, 41:14, 45:16, 48:20, 48:24, 54:15, 54:17, 55:3, 57:18, 59:7, 59:9, 62:8, 66:18, 66:20, 66:22, 68:19, 68:20, 68:24, 69:4, 70:13, 71:3, 71:6, 74:5, 74:20, 78:16, 78:19, 78:21, 78:22, 79:15, 79:17, 87:2

York [12] - 1:10, 2:5, 3:21, 3:24, 4:23, 5:7, 6:11, 16:17, 16:22, 26:12, 63:15, 91:4

yourself [1] - 74:22