----X IN THE MATTER OF A PUBLIC HEARING RE: PARK LAKE HEMPSTEAD, L.P. -----X 1 Washington Street Hempstead, New York May 10, 2021 9:00 a.m. BEFORE: 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) -FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

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2	APPEARANCES:
3	FORCHELLI DEEGAN TERRANA, ESQS.
4	Attorneys for the Applicant PARK LAKE HEMPSTEAD, L.P.
5	333 Earl Ovington Boulevard Uniondale, New York
6	BY: DANIEL DEEGAN, ESQ.
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1 Proceedings - Park Lake 3 2 MR. LODATO: Good morning. Μy 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 Supplemental Public Hearing 15 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

1	Proceedings - Park Lake 4
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
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1	Proceedings - Park Lake 5
2	11.78 acre parcel of land located at
3	295, 299 and 317 South Franklin
4	Street, 4-118 Martin Luther King
5	Drive, 57,61 and 62 Oakland Street
6	and 69 and 70 Dorlon Street, Village
7	of Hempstead, New York 11550 (the
8	"Land"), consisting of 14 buildings
9	ranging from 1 to 3 floors
10	containing 240 affordable housing
11	residential units (132 2-bedrooms
12	and 108 3-bedroom units) and one
13	commercial unit leased to the
14	Policeman's Benevolent Association
15	and the renovation of the
16	landscaping, upgrade to the security
17	and lighting, interior painting, new
18	floors to common area space and
19	selective upgrades and selective
20	replacements of kitchens and
21	bathrooms (the "Original
22	Improvements"), and the acquisition
23	and installation therein of certain
24	equipment and personal property (the
25	"Original Equipment"; and together

1	Proceedings - Park Lake 6
2	with the Land and the Original
3	Improvements, the "Original
4	Facility"), which Original Facility
5	is subleased and leased by the
6	Agency to the Original Company and
7	is used by the Original Company for
8	its primary use as an affordable
9	housing community.
10	Park Lake Hempstead, L.P., a
11	New York limited partnership, on
12	behalf of itself and/or the
13	principals of Park Lake Hempstead,
14	L.P. and/or an entity formed or to
15	be formed on behalf of the
16	foregoing, (collectively, the
17	"Company"), has applied to the
18	Agency and requested the Agency's
19	consent to the assignment by the
20	Original Company of all its
21	leasehold interest and certain other
22	agreements in connection with the
23	Original Facility to, and the
24	assumption by, the Company of all of
25	such rights, title, interest and

1	Proceedings - Park Lake 7
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	<pre>Improvements, the "Improvements");</pre>
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

1	Proceedings - Park Lake <sup>8</sup>
2	"2021 Equipment"; and together with
3	the 2021 Improvements, the "2021
4	Facility"; and together with the
5	Original Facility, the "Facility"),
6	which Facility is to be leased and
7	subleased by the Agency to the
8	Company and is to be used the
9	Company as a multi-family affordable
10	housing community to be known as
11	"The Horizons" (the "Project"). The
12	Facility will be owned and operated
13	by the Company.
14	The Agency previously held a
15	public hearing for a proposed
16	financial assistance in connection
17	with the Assignment and Assumption
18	and the Project on February 16,
19	2021. The Supplemental Public
20	Hearing will be held at the time and
21	place stated above to amend such
22	proposed financial assistance. The
23	Agency contemplates that it will
24	provide financial assistance to the
25	Company in the form of exemptions

1	Proceedings - Park Lake 9
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	Proceedings - Park Lake 10
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

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1	Proceedings - Park Lake 11
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	Proceedings - Park Lake 12
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,
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1 Proceedings - Park Lake 13 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 modification is the result of the 15 feedback that was received at the 16 last public hearing, feedback from 17 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

1 Proceedings - Park Lake 14 2 conversation we're hopeful that 3 ultimately they will be supportive of the project. 4 5 The request and the major modification from the last time we 6 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 right now we believe that this 23 24 project can be made feasible with a 25 25-year PILOT.

1 Proceedings - Park Lake 15 The terms of that PILOT is the 2 3 same as the 42-year PILOT just the last years cut off of it, so it's 4 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	Proceedings - Park Lake 16
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
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1	Proceedings - Park Lake 17
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
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1	Proceedings - Park Lake 18
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

1	Proceedings - Park Lake 19
2	by the school children. We don't do
3	code enforcement in Hempstead. I
4	was on the School Board. There
5	were I asked the Superintendent
6	to do registration by street
7	address. I didn't want any family
8	names, just how many adults came
9	here and registered children from
10	each address in Hempstead. On
11	average, the average one-family home
12	had three families in it. The
13	average apartment, one and two
14	bedroom apartments had two to three
15	families.
16	So our infrastructure I have
17	a report in here about the sewage in
18	Hempstead. Everything is going to
19	pot because there is no money
20	because all of the tax base is
21	eroded because of the PILOTS. So
22	please consider the quality of life
23	for the census states 55,000
24	there is an excess of at least
25	75,000 people in the Village of

1 Proceedings - Park Lake 20 Hempstead or more but who is going 2 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 into consideration. 18 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.

1 Proceedings - Park Lake 21 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

1 Proceedings - Park Lake 22 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 of Schools. On my way here I texted 6 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 street and the School District does 12 13 take a hit. She was correct about 14 the numbers of the single and double 15 apartment buildings and code enforcement is not enforced in 16 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 Proceedings - Park Lake 23 2 conversation with the entire Village of Hempstead, so I don't believe 3 that it's fair to sell a dream to 4 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 like this is made, you need to go 15 16 back and look at how the residents 17 of MLK are living and if it's fair. I believe one of the members had 18 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

1	Proceedings - Park Lake 24
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

1 Proceedings - Park Lake 25 Hempstead can and so that's false 2 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	Proceedings - Park Lake 26
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

1 Proceedings - Park Lake 27 2 or three families living in housing 3 apartments. This is part of the reason why when you keep giving tax 4 5 breaks to businesses, corporations 6 who are making money, they make 7 money because each time it's sold 8 it's sold for a profit so there's 9 money being made. It's coming off 10 our backs. We have to get two or 11 three families to live with us so we 12 can keep paying the taxes because 13 you keep giving the money away. It 14 has to come from somewhere. It's 15 coming out of us. 16 Our students cannot survive. 17 We cannot provide all the services 18 they need to make it in this world, 19 to get them ready so they can take 20 over our property and keep paying 21 the taxes. They're not being 22 properly educated to the full extent 23 that they should. All activities 24 they have in your school district, 25 we don't have in ours. Why? We

1 Proceedings - Park Lake 28 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 -FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

1 Proceedings - Park Lake 29 we're paying out of the nose and 2 3 we're living two or three families to a house. That should not be. 4 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 filled to the brim. Pass it on. 12 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 Proceedings - Park Lake 30 2 We would like to be considered are. 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 the few." You all know that quote. 17 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 about PILOTS, PILOTS are corporate 24 25 welfare, okay. We always talk about

1 Proceedings - Park Lake 31 2 welfare and people on welfare but 3 it's a gift to the millionaires because these guys are not hurting. 4 5 Who's hurting is the taxpayers, the homeowners. Most of us are 6 7 struggling, especially due to the 8 pandemic. 9 I'm surprised there is no PPP 10 money for these guys because with 11 these PILOTS you're supposed to have 12 some employees and things like that. 13 I mean you got guys that are ripping 14 off -- we see it every day in the 15 news -- 1.2, 2.3 million dollars. 16 These guys own their own business so 17 I don't know why these guys can't 18 get PPP money or something from the 19 government, but I'm saying it 20 doesn't need to come out of my 21 pockets. 22 I got a sister that lives over 23 there, okay, so I want her to have 24 the best. My family moved there in 25 1960. They moved out in 1962 and

1 Proceedings - Park Lake 32 2 bought a house in Freeport. My 3 sister grew up there and left and then came back and she moved over to 4 5 that place, okay. 6 I just want you guys to 7 consider the expense of other homeowners. I mean I wish I could 8 9 get a PILOT. Can they grant me one 10 or my friends? I mean, you know, 11 for real. But you can't because 12 we're not corporations. 13 And, like I said, tax PILOTS 14 are corporate welfare, at least when 15 it comes down to apartments because 16 they're not really creating a whole 17 lot of jobs. 18 And community benefits 19 agreement, is that on the table now 20 because I remember with the prior 21 administration they were talking 22 about pools. They were supposed to 23 be renovating the pools or something 24 like that. There's going to be 25 another meeting, guys? Is there

1	Proceedings - Park Lake 33
2	going to be another community
3	meeting after this or is this the
4	final hearing?
5	CHAIRMAN LODATO: This is a
6	public hearing and then there's a
7	meeting to vote on it Wednesday.
8	MR. PAROLA: Correction. It's
9	just a vote. This is the only
10	public hearing.
11	MR. KELLEY: Okay, so I would
12	like to see a community benefit
13	agreement. I don't know who we
14	would talk to about that. There was
15	talk about the pools being redone.
16	I don't know if that's off the table
17	with the new administration, but I
18	do recall with the old
19	administration they came up I
20	mean I just don't want to walk away
21	feeling like the community is not
22	getting anything other than the
23	1,000 people that live over there.
24	And this is not homeowners versus
25	renters. I need you people to know
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1	Proceedings - Park Lake 34
2	that clearly it's not. The only
3	problem I have is with the length of
4	this PILOT being paid for by the
5	homeowners.
6	You know, I have a live feed
7	going on right now and the
8	homeowners are like, well, who's
9	representing us? That's why I'm
10	speaking for homeowners. I ask that
11	you would consider that in your
12	decision. I know you said that the
13	new mayor and the administration,
14	you know, are for this project.
15	Well, I'm for it too but I'm just
16	not for the length of the PILOT.
17	I mean I'm 60 years old. I
18	won't be here when this thing ends
19	but my children will be here and so
20	I don't think it would be fair for
21	them to have to pay this far, okay.
22	Thank you.
23	MR. PAROLA: Thank you.
24	CHAIRMAN LODATO: Thank you.
25	Good morning. Please state
	FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

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1 Proceedings - Park Lake 35 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, -FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

1 Proceedings - Park Lake 36 2 two of them are still working in the 3 Village of Hempstead. And you don't 4 work if you don't pay tax. You've 5 qot to pay tax. I pay tax. I was a 6 homeowner. But Hempstead 20 years 7 ago gave PILOTS to people that they 8 knew -- and I don't know if you were 9 on the Board. I don't know because 10 I don't know you and you don't know 11 me, but I do know Hempstead is like 12 a ghost town because you all gave 13 PILOTS, 5-year PILOTS, to these 14 people. 15 Dollar stores, I remember when 16 Hempstead was blooming, blossoming 17 with nice stores. Everybody was 18 coming to Hempstead to visit, to buy 19 stuff and to eat and to live. No 20 more. 21 The tax dollars is on my back 22 too. Tax dollars is on my 23 children's back. The tax dollars 24 are still on my grandkids back. 25 What are you talking about? In

1 Proceedings - Park Lake 37 order to move forward, you've got to 2 3 spend some money. And you've got to give people the want to help the 4 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. This is the first owner that called 12 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.

1 Proceedings - Park Lake 38 2 Martin Luther Kind Drive continually 3 goes down hill because of these 5-year PILOTS, these 10-year PILOTS 4 5 and they never stopped to look at 6 the people that live there and were 7 suffering through it. I'm one of 8 them. 9 I've been living at Martin 10 Luther King Drive 40 years. I've 11 seen the good. I've been through 12 the bad. Now we got an owner who 13 wants to help, not only the Village 14 of Hempstead, not only the community 15 of Hempstead, but the residents that 16 live at Martin Luther King Drive. 17 And here, I know -- I know. I own a house. I know it's hard but 18 19 in order to move forward we gotta 20 look forward. We gotta do better 21 for each other. We gotta love each 22 other. We gotta remember that you 23 can't put the almighty dollar before 24 success. But not only your children 25 but mine also.

1 Proceedings - Park Lake <sup>39</sup> My kids, my grandkids, are 2 3 paying tax to the Village of 4 Hempstead and the homeowners are 5 saying to me, no, this is too much money. What's the difference of 6 7 giving a 25-year PILOT, 10-year. If 8 you don't give the 25-year PILOT, 9 you're going to give them a 10-year 10 PILOT. After 10 years he's gonna 11 come back for 10 more. Add it up. 12 Twenty years and you're still paying 13 tax. 14 And you're going to pay -- If 15 you turn him down, you're going to get another one that ain't gonna do 16 17 nothing but let the tenants or 18 whoever lives there tear the place 19 down. And we're going to be like 20 a --21 So I suggest to you people, 22 from a person that lives at Martin 23 Luther King Drive through good, the 24 bad, the ugly and the indifference, 25 give the 25-year PILOT and let him

1	Proceedings - Park Lake 40
2	let you know that he is for the good
3	of the people and the Village of
4	Hempstead because Hempstead now is a
5	ghost town and maybe if you give
6	that 25-year PILOT You're going
7	to pay tax. Somebody is going to
8	pay the tax. It's on my kids back
9	now. It's on my grandkids back now.
10	The tax is going to have to be paid
11	whether it's 5 years, 10 years,
12	15 years.
13	I ask you from an 84 year-old
14	woman that has been at Martin Luther
15	King Drive for 40 years and has seen
16	the good, the bad, and the ugly and
17	still seeing it, consider and give
18	the 25 years and let us that live
19	here, because you can't tell me that
20	I'm not going to be here 4 years
21	from now because I walk by faith,
22	not by site. But I live in this
23	village by site too and this site is
24	not good for me to look at. It is
25	not good for me to do very, very

1	Proceedings - Park Lake 41
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.
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1 Proceedings - Park Lake 42 2 MR. SCOTT: Good morning. My 3 name is Jamal Scott. I am the Assistant Superintendent for 4 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 Proceedings - Park Lake 43 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 Proceedings - Park Lake 44 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 it should be a benefit to the 6 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 \$300,000, we begin at \$300,000. 12 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 this case or the school district 18 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 Proceedings - Park Lake 45 2 cetera, et cetera. 3 MR. SCOTT: So basically, I understand what a PILOT is and I 4 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. I also understand that when it 18 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

1	Proceedings - Park Lake 46
2	actual taxes. So once a PILOT ends
3	it typically increases because that
4	property value has increased so the
5	taxes increase.
6	So I have two questions. One,
7	I know I've been talking to the
8	gentlemen and they have been trying
9	to communicate with the District but
10	since it's last minute, at this
11	point, the District needs to
12	understand because with the new
13	renovations of the property it's
14	going to attract more people and
15	attract more children.
16	And, as you know, or if you
17	don't know, the District is still
18	not receiving the amount that it's
19	supposed to receive based on state
20	aid calculations based on the
21	children that we do currently have
22	in our District. We only receive
23	about 60 percent of state aid and
24	with additional children that causes
25	additional stress on the District

1 Proceedings - Park Lake 47 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 minimum of \$1 million to the 16 17 District for something to help with the burden of the financial stress 18 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 Proceedings - Park Lake 48 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 help the District then I don't think 6 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	Proceedings - Park Lake 49
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

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50 1 Proceedings - Park Lake 2 know you guys make decisions, not 3 just for a PILOT proposal in the Incorporated Village of Hempstead 4 but other towns in the Town of 5 6 Hempstead. 7 As a resident who pays rent and 8 who helps my mother who has a house 9 here in Hempstead, I would like for 10 one, to actually know who represents 11 the Town of Hempstead on the IDA 12 Board that we can somehow on the 13 website know your names, know how to 14 get in contact, know how to get 15 information when you're having 16 meetings because this is the time 17 when normally everybody is at work. 18 And I thank you for having this 19 open forum today because we're 20 easing out of the restrictions of 21 COVID, but because of COVID we have 22 to operate differently. But to 23 expect somebody to come to a meeting 24 at 9:15 in the morning with last 25 minute notice, if it wasn't posted

1	Proceedings - Park Lake 51
2	on social media last night, I
3	wouldn't have know about it.
4	Like Mr. Kelley said, he's
5	going live because people don't know
6	and people can really convey their
7	sentiments whether they're for it or
8	against it.
9	And, again, I understand the
10	developer said he spoke to the new
11	mayor and the new administration but
12	nobody came to tenants of Park Lake
13	or MLK, as it's referred to, but
14	nobody has spoken to the entire
15	Village of Hempstead to see what
16	benefit the Village can have.
17	Nobody spoke to the School District.
18	Like I said, I contacted the
19	Superintendent while I was in route.
20	She contacted her business official
21	and he just came in, so this is all
22	last minute and we don't want to act
23	like we're operating under secrecy
24	and passing things. I think you
25	guys at the last meeting were very

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1 Proceedings - Park Lake 52 2 attentive and posed a lot of 3 questions and heard both sides, people for and against. 4 5 And maybe there could be some 6 benefit to the Village, you know, if 7 this is approved, but I think it 8 would be best if the Village can 9 know when you guys are having 10 meetings, the School District can 11 know when you're having meetings, 12 who is representing the IDA and the 13 Incorporated Village of Hempstead. 14 Excuse me for saying Hempstead, but 15 you have to understand the Nassau 16 County can grant PILOTS, the Town of 17 Hempstead can grant PILOTS. We have 18 an Incorporated Village and then you 19 have a school district who is a 20 separate municipality. 21 And the School District does 22 not only educate Hempstead students 23 but students who live in Hempstead 24 but fall within the Rockville Centre 25 School District, West Hempstead

1 Proceedings - Park Lake 53 2 School District, the Garden City 3 School District, a big chunk of the Uniondale School District and we 4 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 having another hearing and give the 15 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 Proceedings - Park Lake 54 2 CHAIRMAN LODATO: Thank you. 3 Just for the record, we do post our meeting notices, public hearing 4 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 family over there. You know, it's 16 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 Association as well, so we tried to 23 24 communicate with a lot of the 25 tenants in terms of what's needed

1	Proceedings - Park Lake 55
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 Proceedings - Park Lake 56 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 Martin Luther King Drive. There's 23 24 repairs that need to be done in the 25 whole community.

1 Proceedings - Park Lake 57 And I'm not here to decide on 2 3 how many year PILOT you're going to give, but we do need money for the 4 5 community. We do need a PILOT if 6 that's what we need to get our 7 community back in shape. 8 You know, with the ins and 9 outs, you know, redoing the yards 10 and the laundry rooms, there's a lot 11 of things that people in our 12 community need. 13 So I'm just saying that if 14 there's a way possible that we can 15 get a PILOT. You know, like Ms. 16 Brown said, we all pay taxes. I 17 work for Hempstead School District. 18 For years I worked with transit. I 19 still pay taxes. I'm retired now 20 but I still pay taxes, and I'm still 21 concerned about the community, and 22 not only Martin Luther King Drive 23 but Hempstead community as a whole. 24 You know, there's a lot of 25 seniors in my complex, you know,

1 Proceedings - Park Lake 58 2 that I call on the regular just to 3 check on them just to see how they doing. You know help. So we have a 4 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

59 1 Proceedings - Park Lake 2 think they're going to keep their 3 bargain on that and then if not we as a community, we as a people, have 4 5 to make sure that they do because 6 we've had other people came in for 7 years and made promises. 8 They come in, they get the 9 PILOT for the 10 years or 15 years 10 and they take off and run. So 11 what -- I mean we're still living in 12 the same conditions. So if they are 13 saying that they are coming in and 14 doing what they need to do to 15 beautify the community then it can 16 give the people in the community a 17 little uplift and say, this is what 18 I have. You know, nobody wants to, 19 you know, be able to come home and, 20 you know, the buzzard doesn't work. 21 You can't get into the building. 22 The keys don't work. You know, you come through you don't have green 23 24 grass. You know, they're putting 25 some in now. We got basically dirt.

1 Proceedings - Park Lake 60 2 It doesn't look good now but after 3 they finish doing what they doing I'm pretty sure with the renovation 4 5 it's going to look much nicer and, 6 you know, get it back to where we 7 have safety over there because we've 8 had, you know, different incidents 9 in our neighborhood. So who gets 10 the bad rap? Martin Luther King 11 gets the bad rap because why? 12 Because we have people coming out of 13 other communities and they doing 14 their dirt in our community. They 15 are going on about their business 16 but the people that are doing the dirt and doing what they do doesn't 17 18 even live in the community but it 19 happened on MLK. 20 We have a lot of good families. 21 We have a lot of good people. 22 There's kids that come down the block that say, how are you doing, 23 24 sir? A lot know me by name and we 25 try to help out one another if you

1 Proceedings - Park Lake 61 2 got a problem in the community. 3 We're people. We're human. A lot of my neighbors I can look out my 4 5 the window at any given time on 6 Sunday morning. You know, people 7 going to church. They're paying 8 their tithes keeping the doors open 9 of the church, the hole nine yards. 10 And we have meetings sometimes. 11 You know, a lot of times we don't 12 get people up to a lot of the 13 meetings because they don't see 14 anything really happening. But I 15 can't do but so much, you know, in 16 the community for people that I 17 know. You know, in terms of a good 18 word here, a good word there. You 19 know, but then when you come through 20 the block, what do you see? Same 21 ole brown brick building which you 22 can go in other communities -- you 23 can go to Mineola, Rockville Centre, 24 anywhere in Nassau County and 25 apartment buildings look just like

1 Proceedings - Park Lake 62 2 ours but what? We have no -- very 3 few people have shrubberies. We had shrubberies before. I got flowers 4 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

1 Proceedings - Park Lake 63 where they live and feel good about 2 3 living where they live, you know. 4 And, you know, we just appreciate if 5 you can just do what you have to do for us. 6 7 And I understand too as well, 8 and I'll be done, and I understand 9 the taxpayers how they feel. And I 10 know everything is high. Tax is 11 high. You go to buy groceries, you 12 buy groceries spend 120 and now you 13 spend 170. Everything is going up. 14 So what's happening? People are 15 moving out of New York. Period. 16 Everywhere because the taxes are 17 high and you can't afford to live 18 anywhere and this is people who are 19 homeowners. They want to get on MLK 20 because it's affordable. 21 But, like I said, not all of us 22 are on Section 8 but Martin Luther King is affordable, which is really 23 24 the place that it should be because 25 people are struggling. They don't

1	Proceedings - Park Lake 64
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

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1 Proceedings - Park Lake 65 2 filled because people need a place 3 to live. So, like I said, whatever we 4 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

1	Proceedings - Park Lake 66
2	where you live don't make you who
3	you are.
4	So, like I said, if we can come
5	up with something to make our
6	community a better community and a
7	decent place to live, which is not a
8	bad place to live now but we just
9	need to tighten up and make it a
10	little more secure, make it a little
11	more manageable for people to live
12	and enjoy the community and enjoy
13	where they stay. Thank you so much.
14	CHAIRMAN LODATO: Thank you.
15	MR. PAROLA: Thank you.
16	MR. GIRARDI: Thank you.
17	MS. McNEILL: You said every
18	3 years you review the property to
19	make sure it's kept up to code every
20	3 years. Did I understand that
21	properly?
22	CHAIRMAN LODATO: Every 3 years
23	the taxes and the property is
24	reviewed because it's located in the
25	Village.

1 Proceedings - Park Lake 67 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 Proceedings - Park Lake 68 cannot happen. Why should we carry 2 3 the full burden of this. All of Nassau County it comes to us. 4 5 Share -- Spread it around. But first of all, we must educate our 6 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 they need a PILOT and they do a 15 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?

1 Proceedings - Park Lake 69 CHAIRMAN LODATO: No, we don't 2 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 mentioned. That's what we are 18 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 -FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

Proceedings - Park Lake 70 1 2 streets are, how the parking lots 3 are, no lighting, the buzzards not working, the keys are not working in 4 the locks. That doesn't count for 5 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 Proceedings - Park Lake 71 2 what you need, we will start a 3 committee that every three years from the date that you're going to 4 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 it's tail. 18 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 -FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

1 Proceedings - Park Lake 72 residents who live there start 2 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. MR. GIRARDI: I think we're 16 17 talking about two different things. I want to make sure we're on the 18 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 -FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

1	Proceedings - Park Lake 73
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

1 Proceedings - Park Lake 74 2 and monitors repairs and maintenance 3 moving forward or any improvement after the initial moneys are put in. 4 5 So five years, 10 years down the line if there's an issue, you have 6 7 to go to the Village. 8 MS. McNEILL: But have you guys 9 seen -- this property rolls over 10 quite frequently, flips -- have you 11 seen the same thing? They say the 12 same thing each time. They may 13 dress it up with fancier words but 14 it's the same issue each time but 15 you keep giving them the PILOTS. We 16 keep giving, we keep fixing. It's 17 like a car. After a while you have 18 to let it go or you have to maintain 19 it along the way. You can't wait 20 for every 5 years or 10 years. 21 You guys are homeowners. You 22 know yourself you cannot wait. You 23 cannot keep putting off repairs but 24 you cannot keep giving money to 25 folks who are not doing their job.

Proceedings - Park Lake 75 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 commitment, you bring it to the IDA. 10 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 fix the holes. There's still 16 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 Proceedings - Park Lake 76 outside. Let's go behind and make 2 sure that every hole is blocked off 3 and that no rodent has the 4 5 opportunity to get in. That should be done. 6 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 that it's done. And if you had to 17 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	Proceedings - Park Lake 77
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
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1	Proceedings - Park Lake 78
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	Proceedings - Park Lake 79
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

1	Proceedings - Park Lake 80
2	of the four members, but the Village
3	has its representatives that will
4	sit with the IDA Board. While the
5	chairman is here and Mr.
6	Oppenheimer, this is not the IDA
7	Board that's here. This is the
8	staff of the IDA who conducts the
9	hearing with the Board members
10	attending. The actual Board, when
11	it meets to approve or disapprove
12	this project, will have members
13	sitting with it that are appointed
14	by the mayor and the trustees,
15	including one of the trustees that
16	will be part of that. Mr.
17	Oppenheimer is one of those. So the
18	Village is very much represented in
19	the ultimate decision that takes
20	place here and those individuals
21	were elected by people through
22	popular vote, so that is the
23	outreach besides the public hearing
24	that's taking place and the
25	conversations we've engaged in,
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1	Proceedings - Park Lake <sup>81</sup>
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
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1	Proceedings - Park Lake 82
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.

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1 Proceedings - Park Lake <sup>83</sup> MS. BRAZLEY: Shelley Brazley. 2 3 My concern is you said the 4 municipalities, including the 5 school. So what is being offered to the School District. I'm missing 6 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. MS. BRAZLEY: Thank you. My 24 25 last question then. How does the

1 Proceedings - Park Lake <sup>84</sup> 2 community then understand? I'm very 3 interested in what happens with the 4 School District and I'm also very 5 interested in what happens with the 6 Incorporated Village. 7 The Town and the County split 8 the balance, I get it. 9 Fifty percent, 25 percent and you 10 guys split the other 25 percent 11 roughly, but I live in Hempstead so 12 I would like to know when you're 13 having these negotiations in regard 14 to the School District and also the 15 Village. How is the community 16 involved in that? How do we get to 17 know what that is? MR. GIRARDI: We don't know 18 19 either. Board members don't know. 20 This is a discussion that the PILOT 21 is having with somebody we don't 22 know about. 23 MS. BRAZLEY: They can't here 24 you. 25 MR. GIRARDI: She's directing a -FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576-

85 1 Proceedings - Park Lake question to the Board member. We 2 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 is what is presented to us by the 6 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 enlighten her on something we have 16 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	Proceedings - Park Lake 86
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	Proceedings - Park Lake 87
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

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1 Proceedings - Park Lake <sup>88</sup> 2 PILOTS. 3 So you guys have to start 4 looking at that and you can't keep 5 renewing these. Again, historically, I get Martin Luther 6 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 is there are three different 18 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 Village, The Rivoli, for example, 24 25 Linden Knolls, places like that,

1 Proceedings - Park Lake <sup>89</sup> those are Village PILOTS, so I think 2 3 people tend to think that the Town of Hempstead is the only one doing 4 these. We're not. So it's about 5 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 at \$300,000 paying 20. It just 17 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	Proceedings - Park Lake 90
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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1	91			
2	CERTIFICATION			
3	I, DOLLY FEVOLA, a Notary Public in			
4	and for the State of New York, do hereby certify:			
5	THAT within transcript is a true record			
6	of my stenographic notes.			
7	I further certify that I am not related,			
8	either by blood or marriage, to any of the parties			
9	to this action; and			
10	THAT I am in no way interested in			
11	the outcome of this matter.			
12	IN WITNESS WHEREOF, I have hereunto			
13	set my hand this 11th day of May, 2021.			
14				
15	Dog F			
16	Nelly Tevala			
17	DOLLY FEVOLA			
18				
19				
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