

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

-----X

IN THE MATTER OF A NOTICE OF
PUBLIC HEARING
RE: ESTELLA HOUSING LLC

-----X

350 Front Street
Hempstead, New York

February 15, 2022
10:00 a.m.

B E F O R E:

MICHAEL LODATO, Hearing Officer

Julia Giannakopoulos,
Court Stenographer

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

3

4 TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
5 350 Front Street
Hempstead, New York 11550
6 BY: FREDERICK E. PAROLA, CEO

7

8 ALSO PRESENT:

9

Grant Newburger,

10

Building & Construction Trades Council

11

Daniel Deegan, ESQ.

12

Tiffany Robinson

13

Bishop Phillip Elliott

14

Terry Winston

15

Tim Lin

16

Katherine Garry

17

Doris Sharpe

18

Frank Amalfitano

19

Kevin F. Ascencio

20

Jamal Scott

21

Shelly Bradley

22

Sey Edwards

23

Jeremy Longo

24

Reginald Benjamin

25

Aubrey Muhammad

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

Estella Housing 176 Main Street

A P P E A R A N C E S (Ctd.)

Alicia Thompson

Terrell Huddleston

Derek Armstrong

1 Estella Housing 176 Main Street

2 HEARING OFFICER LODATO: It's Mike
3 Lodato from the Town of Hempstead IDA.
4 I'm the deputy executive director, and
5 I'm accompanied by Frederick E. Parola,
6 who is a CEO. We are looking here to
7 open up a public hearing for Estella
8 Housing LLC.

9 Today's date is February 15th,
10 10:00 a.m., and we are here for a
11 public hearing to talk about benefits
12 granted to Estella Housing LLC.

13 Now I'll read The Notice into the
14 record, and we'll have people up to
15 testify. Thank you.

16 Notice is hereby given that a
17 public hearing pursuant to Title 1 of
18 Article 18-A of the New York State
19 General Municipal Law (the "Hearing")
20 will be held by the Town of Hempstead
21 Industrial Development Agency on the
22 15th day of February, 2022, at 10:00
23 a.m., local time, at 350 Front Street,
24 Old Town Hall Courtroom, Village of
25 Hempstead, Town of Hempstead, New York,

1 Estella Housing 176 Main Street

2 in connection with the following
3 matters:

4 Estella Housing LLC, a New York
5 limited liability company, on behalf of
6 itself and/or the principals of Estella
7 Housing LLC and/or an entity formed or
8 to be formed on behalf of any of the
9 foregoing (collectively, the
10 "Company"), submitted its application
11 for financial assistance (the
12 "Application") to the Town of Hempstead
13 Industrial Development Agency (the
14 "Agency") to enter into a transaction
15 in which the Agency will assist in the
16 acquisition of an interest in an
17 approximately 0.6193 acre parcel of
18 land located at 176 Main Street,
19 Village of Hempstead, Town of
20 Hempstead, Nassau County, New York (the
21 "Land"), the construction of one (1)
22 five-story approximately 125,911 square
23 foot building consisting of
24 approximately 96 residential rental
25 units (consisting of approximately 42

1 Estella Housing 176 Main Street
2 studio apartments, 34 one-bedroom
3 apartments, 19 two-bedroom apartments
4 and 1 superintendent's unit),
5 approximately 10,468 square feet of
6 residential amenity and support service
7 space for tenants, 5,538 square feet of
8 community service facility space, and
9 parking spaces for 92 vehicles (the
10 "Improvements"), and the acquisition of
11 certain fixtures, equipment and
12 personal property necessary for the
13 completion thereof (the "Equipment";
14 and together with the Land and the
15 Improvements, the "Facility"), which
16 Facility is to be subleased by the
17 Agency to the Company and further
18 sub-subleased by the Company to future
19 tenants for use as a transit-oriented,
20 affordable, mixed-use multifamily
21 housing and commercial complex (the
22 "Project"). The Facility would be
23 initially owned, operated and/or
24 managed by the Company.

25 The Agency contemplates that it

1 Estella Housing 176 Main Street

2 would provide financial assistance to
3 the Company in the form of an abatement
4 of real property taxes.

5 The Company has requested that the
6 Agency provide financial assistance to
7 the Company in the form of an abatement
8 of real property taxes for a term of up
9 to thirty (30) years (the "PILOT
10 Benefit"). The proposed PILOT Benefit
11 deviates from the Agency's Uniform Tax
12 Exemption Policy and Guidelines, as
13 amended to date (the "Policy"), because
14 the proposed PILOT Benefit would be for
15 a term of up to thirty (30) years
16 instead of ten (10) years. Copies of
17 the proposed PILOT payment schedule are
18 available on the Agency's website at
19 www.tohida.org. The Agency is
20 considering the proposed deviation from
21 the Policy due to the current nature of
22 the property and because the Project
23 would not be economically viable
24 without a PILOT Benefit for a term of
25 up to thirty (30) years.

1 Estella Housing 176 Main Street

2 A representative of the Agency
3 will, at the above-stated time and
4 place, hear and accept oral comments
5 from all persons with views in favor of
6 or opposed to either the Project or the
7 financial assistance requested by the
8 Company. Comments may also be
9 submitted to the Agency in writing or
10 electronically prior to or during the
11 Hearing by e-mailing them to
12 idamail@tohmail.org. Minutes of the
13 Hearing will be transcribed and posted
14 on the Agency's website.

15 Members of the public have the
16 opportunity to review the application
17 for financial assistance filed by the
18 Company with the Agency and an analysis
19 of the costs and benefits of the
20 proposed Project, which can be found on
21 the Agency's website at www.tohida.org.

22 The Agency anticipates that the
23 members of the Agency will consider a
24 resolution to approve the Project and
25 the financial assistance requested by

1 Estella Housing 176 Main Street

2 the Company, including the proposed
3 thirty (30) year PILOT Benefit, at the
4 Agency's Board Meeting (the "Board
5 Meeting") to be held on February 24,
6 2022, at 9:00 a.m. local time, at 1
7 Washington Street, Town Hall Pavilion,
8 Hempstead, New York 11550.

9 MR. DEEGAN: Good morning. My
10 name is Dan Deegan with the law firm of
11 Forchelli, Deegan & Terrana on behalf
12 of the applicant. The law firm is in
13 Uniondale, New York, for the record.

14 I'm here to represent the Estella
15 project at 176 Main Street. I also
16 have with me today Mr. Ralph Fasano
17 from Concern for Independent Living and
18 also Tiffany Robinson, I expect them
19 both here today. There's a line of
20 security downstairs. I don't know if
21 that's delaying people, but they also
22 will be here today as part of the
23 public record.

24 So the project we are here to talk
25 about at this public hearing is a joint

1 Estella Housing 176 Main Street

2 venture between Concern for Independent
3 Living and Georgica Green, which is a
4 joint venture between those two
5 companies. Concern for Independent
6 Living is a non-for-profit which is
7 committed to providing high-quality
8 housing. They currently have 200
9 locations serving over 1,100 residents
10 in the New York/Long Island area. They
11 provide affordable housing options and
12 support services including targeting
13 housing for veterans.

14 Georgica, the other joint venture
15 partner, is a well-regarded, well-known
16 affordable housing developer who
17 constructs projects and develops and
18 operates across Long Island and in the
19 New York area generally.

20 The project we are here to talk
21 about is a vacant piece of property on
22 the corner of Bedell and Main Street
23 which is currently owned by Concern for
24 Independent Living and is off the tax
25 rolls producing no revenue at this

1 Estella Housing 176 Main Street

2 time.

3 The proposal is to construct 96
4 units of affordable housing with the
5 first floor being 5,500 square feet of
6 community service space. The project
7 is being built pursuant to the
8 Village's Downtown overlay zoning
9 district and would entail a \$50 million
10 investment in the downtown.

11 The 96 units would break down as
12 42 studio units, 34 one-bedroom units,
13 and 19 two-bedroom units. All of the
14 units would be workforce, slash,
15 affordable housing. The key to the
16 vibrancy of any downtown or any
17 community is to have a range of income
18 levels, and this particular building
19 calls for a range of income levels
20 within the building.

21 The studio incomes are made for
22 individuals earning between \$26,000 a
23 year and \$45,000 a year. The
24 one-bedroom and two-bedrooms are
25 \$43,000 to \$78,000 a year meaning that

1 Estella Housing 176 Main Street

2 that's the target income that the
3 residents would have.

4 The supportive units, which is an
5 additional component, targets -- which
6 is going to be targeting -- it's a
7 total of 42 units -- is going to either
8 have a preference or a set-aside for
9 veterans, and those veterans would pay
10 30 percent of their income to live
11 there.

12 So, one of the interesting things
13 to note hearing those incomes is that
14 while the AMI -- people in the village
15 would think about the area median
16 income for the village, it really is
17 expressed as Nassau and Suffolk County,
18 so the numbers are higher. So
19 50 percent AMI for the Nassau County,
20 Suffolk County AMI may translate to be
21 a lower -- basically, a higher AMI for
22 people living in the village, meaning
23 that these are working people, they
24 would be living there who are making a
25 good living.

1 Estella Housing 176 Main Street

2 The plan here is to build a very
3 high-quality building. There's a high
4 construction cost that is planned here.
5 It's a \$50 million project. It's going
6 to provide service that's not currently
7 really available in the village, which
8 is brand-new high-quality construction
9 and housing for existing residents.
10 It's going to be targeted for existing
11 residents and veterans. The plan is to
12 market it there.

13 It should be noted that all the
14 village approvals are currently in
15 place. The state funding for the
16 project has already been awarded, and
17 this construction project will bring in
18 a hundred construction jobs at least
19 and seven full-time jobs when it's up
20 and running.

21 Very importantly, the applicant,
22 Concern, has pledged \$2-million-dollar
23 contribution to the village towards
24 sewer and water infrastructure which
25 not only benefits this project, but

1 Estella Housing 176 Main Street

2 will benefit the entire downtown.

3 For a project like this to work,
4 it requires -- because the rents are
5 regulated and kept at a certain level,
6 the affordable level, it needs a PILOT
7 agreement which is commensurate and
8 coterminous with the term of financing.
9 So we are looking for a 30-year PILOT
10 which ultimately calls for payments
11 equivalent to 10 percent of gross
12 shelter rent meaning 10 percent of the
13 revenue received by the building
14 ultimately will go back in taxes.

15 As I pointed out earlier, this
16 property is currently off the tax rolls
17 and producing zero right now.

18 So I see Ralph is here and also
19 Tiffany has come, and I would just ask
20 if they would like to say anything on
21 the record.

22 Tiffany, who is from the applicant
23 as well.

24 MS. ROBINSON: Good morning.

25 Tiffany Robinson, I'm the program

1 Estella Housing 176 Main Street

2 director of our Riverhead site for
3 Concern Housing.

4 Good morning. I'm here today also
5 as a resident of Hempstead. My family
6 has lived in Hempstead for over 25
7 years, homeowners, taxpayers. I've
8 worked for Concern for over 10 years,
9 and I have seen -- I worked in
10 Brooklyn, now I'm in Long Island. I've
11 seen quality of houses that we do
12 produce for residents. I've seen
13 residents come in with a sense of pride
14 knowing that they have this beautiful
15 housing to give their families.

16 We also partner with the
17 community. I have, when I worked in
18 Brooklyn and also out here, brought in
19 mobile vans for the community for
20 health services, food drives, clothing
21 drives, STD testing, which also helps
22 everyone in the community. We also
23 provide jobs, job training for our
24 residents as well. We are also now
25 getting ready to open up a bagel shop

1 Estella Housing 176 Main Street
2 for one of our residents in Coney
3 Island. So again, I'm speaking as an
4 employee and a resident that I think
5 that this project will bring new lives,
6 new housing, a lot of support. Like I
7 said, my family lives out here,
8 prominent members of the community, and
9 we all discuss how housing is kind of
10 lacking for our aging individuals as
11 well and veterans.

12 Thank you.

13 MR. NEWBURGER: Grant Newburger,
14 Building & Construction Trades Council,
15 Nassau and Suffolk Counties.

16 It's a big construction project.
17 I just want to make sure that we are
18 including the building trades in the
19 discussion, and I want to make sure
20 that on the record or included in the
21 discussion for prevailing wage, and we
22 would also like to see this project to
23 have a project labor agreement.

24 Thank you.

25 MS. WINSTON: My name is Terry

1 Estella Housing 176 Main Street

2 Winston. I'm a resident of the Village
3 of Hempstead.

4 What gives Nassau County, the Town
5 of Hempstead IDA, and the Incorporated
6 Village of Hempstead administration the
7 right to determine what is in the best
8 interests of the residents of the
9 Village of Hempstead when an
10 overwhelming amount of them don't live
11 in the village and not even if they
12 want to. They will have you believe
13 the lie that PILOTs are advantageous
14 and serve to bolster the
15 less-than-stellar economy. They will
16 have you believe that Hempstead is in a
17 much better fiscal shape because of
18 them. I beg to differ.

19 PILOTs physically have crippled
20 the Hempstead economy. In addition,
21 Hempstead has not a leg to stand on
22 because former mayor, Wayne Hall, gave
23 away village parking lots to RXR who,
24 in turn, has made millions off of the
25 sale of these parking lots. The new

1 Estella Housing 176 Main Street

2 owners, as if they are doing the
3 residents a favor, are asking for
4 PILOTs, another tax break.

5 Hempstead has 27-plus PILOTs
6 lasting between 30, 25, and 15 years,
7 on an average. It is the norm that the
8 Town of Hempstead IDA gives extensions
9 on these PILOTs. This revolving
10 backdoor benefit far exceeds its
11 uselessness. PILOTs are a scam and
12 serve the benefits of developers,
13 corporations, so-called attorneys, and
14 Nassau County. PILOTs in Hempstead
15 have created a slew of slumlords who
16 are made to believe they are above the
17 law. Segregated Nassau County is
18 notorious for preying upon the poor,
19 elderly, and disenfranchised.

20 It is also politically
21 advantageous to prey specifically upon
22 decrepit villages to dump what is
23 considered a financial burden to other
24 neighborhoods. Great Neck was
25 successful in blocking the Great Neck

1 Estella Housing 176 Main Street
2 Tower Ford project because they have
3 money and they are some of the
4 individuals converging on villages like
5 Hempstead and Valley Stream. Garden
6 City is exempt because Tom Suozzi said
7 so.

8 I say no to this project and any
9 other pending project. Current
10 projects need to be revisited for a
11 noncompliance of their respective
12 contracts and disposed of.

13 MS. GARRY: Good morning,
14 everyone.

15 My name is Catherine Garry. I'm a
16 member of the Many Races Cultural
17 Foundation as well the Concerned
18 Citizens Coalition of Hempstead.

19 I bring to your attention that at
20 a time when racial tension is at a high
21 peak in America, it is truly not wise
22 to be giving out these discriminatory
23 PILOTS to a community already suffering
24 under 30 such discriminatory PILOTS
25 already. It is morally wrong to even

1 Estella Housing 176 Main Street

2 propose such a PILOT for Hempstead.

3 And so I appeal to you in the name
4 of justice for all to strongly reject
5 the PILOT for this applicant.

6 History shows that apartment house
7 PILOTS have been a disaster for
8 Hempstead. They go back to 1968, and
9 The village has lost over \$300 million
10 in tax revenue. This is a disgrace, a
11 discriminatory disgrace.

12 The fact is Village of Hempstead
13 homeowners already are subsidizing
14 2,400 units of housing, more than any
15 other village. Homeowners are
16 subsidizing 7,500 residents of
17 Hempstead. The village homeowners are
18 doing the subsidizing under a PILOT.

19 The village tax loss of
20 \$300 million, that's the village tax
21 loss. The school district of Hempstead
22 tax loss is another 600 million.

23 Estella does not stand alone. In
24 addition to all these other PILOTS, 30
25 of them causing this economic disaster

1 Estella Housing 176 Main Street
2 in Hempstead. Estella is also part of
3 an even bigger plan of racial
4 discrimination. Village of Hempstead
5 documents show the intent to apply for
6 an additional 35 PILOTS to overcrowd
7 the village with 10,000 to 15,000 new
8 residents when this community is
9 already overcrowded and everyone knows
10 that.

11 These new PILOTS they want would
12 create 3,800 new apartment units in
13 Hempstead when all the documents show
14 and tell you right out that Hempstead
15 has more apartment buildings than
16 anyplace else in Nassau County. This
17 is a travesty that must be rejected.

18 And finally, I point out that this
19 PILOT is also premature. The village
20 has put in an application for Estella
21 and all the other 35 PILOTS for a
22 \$10 million sewer and water grant.
23 That \$10 million sewer and water grant
24 has been rejected by the Long Island
25 Regional Council. Therefore, this

1 Estella Housing 176 Main Street

2 project does not have the sewer and
3 water that is needed for construction,
4 and it's questionable as to when it
5 will and ever have that ability.

6 Therefore, these 30 -- this
7 Estella and other projects must be
8 rejected until such time and if such
9 time that the proper sewer and water is
10 available.

11 And the donation, a so-called
12 donation of \$2 million for sewer and
13 water is not enough to provide for the
14 proper sewer and water and is really a
15 bribe. It's a bribe that this
16 developer put before the village to
17 make them make themselves look like
18 that they are some kind of charity.
19 They are not a charity; they are a
20 nonprofit, but a very wealthy nonprofit
21 that pay \$3 million for the land that
22 they are talking about. And they took
23 \$3 million to pay for that land, and
24 then it says it's a charity.

25 MR. LIM: Hi, my name is Tim Lin,

1 Estella Housing 176 Main Street
2 and I'm the owner of Master Kitchen &
3 Bath right here on 228 Front Street.
4 We opened our doors in 2006. I also do
5 a lot of business outside of the
6 county, mainly in Flushing now. Most
7 of my business is in Flushing. If you
8 know how Flushing had developed
9 compared to Hempstead, he look at
10 Hempstead hoping that this place, this
11 city would be, you know, something that
12 can galvanize Nassau County into
13 something beautiful; that had never
14 happened. We went to Renaissance, we
15 went to RXR, and nothing happened.

16 Now, you look at what Flushing has
17 done in the past 10 years. It has
18 turned nothing and now it is basically
19 a metropolis within the city.

20 Now, I'm not saying reject the
21 project outright. I'm sure there's
22 something that can be negotiated.
23 Something that we can come to some kind
24 of agreement because definitely in
25 Hempstead something is needed. You

1 Estella Housing 176 Main Street

2 cannot keep having empty parking lots,
3 no business.

4 I do not want my kids to be here.

5 I want my kids to live in Flushing
6 because opportunities are there,
7 businesses are there. People are
8 surviving; they can make money. It's
9 not about me; it's about your
10 offsprings, your future. Would you
11 rather retire in a community that has
12 nothing going on, nobody walking down
13 the street? No I want a vibrant
14 community.

15 We don't have to reject this
16 outright. You know, looking at
17 Hempstead since 2006, over 15, 17 years
18 now, what has happened? Nothing. You
19 look at Flushing, countless buildings
20 go up. When most of them went up,
21 people bought the land on 421A, tax
22 abatement, 15, 25 years, okay? But now
23 they are all paying back to the city.
24 The city generates so much money from
25 Flushing, from the city, from people.

1 Estella Housing 176 Main Street

2 It's not just about the taxes;
3 it's also about people living there.
4 They go downstairs they are buying
5 food, they are supporting businesses.
6 It goes all around.

7 You know, the Chinese people have
8 a saying, rising tide lifts all boats.
9 Okay? If you put development, not only
10 it's creating jobs to the construction
11 workers, but when people move in, they
12 are supporting businesses. Right? You
13 do not want that? You do not want them
14 to come build and to be able to spend
15 money? When they come, they buy
16 groceries. Right? They support
17 supermarkets down there. Everything
18 goes up.

19 MS. SHARPE: Good morning, I'm
20 Doris Sharpe. I've been a resident
21 here for 29 years, a community leader.

22 Let's be clear, I understand
23 PILOTs are necessary evil. It's my
24 understanding that originally PILOTs
25 were created as an incentive for

1 Estella Housing 176 Main Street

2 developers to bring in commercial
3 businesses which would create jobs for
4 people in the community and benefit our
5 tax base.

6 How many PILOTs are there in the
7 Village of Hempstead, do you know?
8 Right now it's about 30. How many more
9 are there in 10 years? How many have
10 been renewed and why? Is there a limit
11 to the number of PILOTs one community
12 can endure? Why would any PILOT be
13 more than 10 years? We have 30,
14 35 percent of the village off the tax
15 roll.

16 What is the purpose of a PILOT?
17 Is it to give the developers an
18 opportunity to become financially
19 solvent allowing the developers time to
20 achieve full occupancy at approximately
21 92 percents. PILOTs are also being
22 used to help developers renovate
23 existing apartment buildings. Who is
24 responsible to ensure the work is
25 getting done? Beverly House received

1 Estella Housing 176 Main Street
2 an extended PILOT for 5 years. The
3 first thing they did is charge the
4 people for parking. About 9600 got rid
5 of the union workers and didn't
6 complete any of their agreements.
7 After many years, it took Trusty
8 Jeffreys to get the PILOTS stopped.
9 The developers are the only ones in the
10 Village of Hempstead that really
11 benefited and the residents have
12 suffered here.

13 We are inundated with social
14 services. Do we need more? Is it okay
15 to overwhelm the Village of Hempstead
16 with more than 60 percent of social
17 services, more than any other
18 surrounding area? Is the social
19 service the golden ticket for veteran
20 houses?

21 Yes, this developer is welcome,
22 was not welcome here ten years ago by
23 the mayor in the community. Take this
24 development to Rockville Centre, Garden
25 City, anywhere where you are helping

1 Estella Housing 176 Main Street

2 them out in the community. This does
3 not benefit the residents here.

4 I am imploring upon the IDA board
5 to do your fiduciary duty to not give
6 any social services developments tax
7 breaks after tax breaks. We know after
8 developers get the tax break, they will
9 ask for another one when that one is
10 done.

11 The way I see it, they are
12 expecting approximately 35 new
13 developments in this village, and that
14 to the all buildings -- every new
15 development will ask for at least
16 30-year tax break. Add that to the old
17 building will be getting more tax
18 breaks as Ample Beverly Houses
19 (phonetic) on 9600 Martin Luther King
20 Drive. Who is responsible for stopping
21 this injustice to the residents? IDA
22 board? Village of Hempstead board? Or
23 lawsuits like the Valley Stream Green
24 Acres Mall, by the residents and the
25 legislator, slash, lawyer, Sallage

1 Estella Housing 176 Main Street

2 (phonetic)? I'm not for this project.

3 MR. AMALFITANO: Hello, my name is
4 Frank Amalfitano. I'm the president
5 and CEO of United Veterans Beacon
6 House.

7 We've assisted approximately
8 40,000 veterans over the last 25 years,
9 and I've been involved with Beacon
10 House, and for the last 20 years I've
11 been associated with Ralph Fasano and
12 Concern. Is there a need in Nassau
13 County for housing for veterans? There
14 is. We started in Suffolk. I've been
15 in Suffolk County for many, many years.
16 We've tried to come into Nassau to
17 develop housing, and we've hit a lot of
18 roadblocks, and we were unable to.

19 So my testimony is yes, there's a
20 need for the housing, and Concern's
21 housing is by far the best that you can
22 imagine. They use quality products;
23 they have services. No other housing
24 program that I know affords the
25 services to the residents that Concern

1 Estella Housing 176 Main Street

2 does, and it's my personal experience
3 for the past 20 years. And the proof
4 they are putting is their first veteran
5 project in Suffolk County, in
6 Amityville. It's still going strong
7 for about seven years now, and with the
8 assistance of Concern and Ralph, we've
9 been able to develop one program in
10 Nassau on Henry Street. We took a
11 broken-down area and we turned it into
12 a vital housing for five veteran
13 families and seven single male veterans
14 on the two plots of land. We could
15 have never done it without the
16 assistance of Concern.

17 As far as the economy goes of the
18 village, I've ran into that problem
19 also with the village, but we brought
20 in -- you know, we've got families in
21 there. The families are going to be in
22 this project, and they bring vital
23 income into the area, and I'm sure the
24 area has developed jobs. If not,
25 Concern has developed several jobs and

1 Estella Housing 176 Main Street

2 will in this project also.

3 So yes, am I in support of Concern
4 for this project? I certainly am. And
5 the veterans that we house -- by the
6 way, we house about 250 veterans a day,
7 in emergency transitional and group
8 home permanent housing.

9 Many of these veterans will be
10 able to move into this housing because
11 many of these veterans are residents of
12 Nassau County and are living in Suffolk
13 County.

14 So I thank you for your time.

15 MR. ASCENCIO: Good morning is
16 Kevin F. Ascencio. It's my first time
17 speaking. Right now, I'm like -- I'm
18 an owner of a company called Triangle
19 Haulers. It's supposed to be like a
20 freight shipping business. So I'm the
21 owner of freight shipping business.
22 It's not really working right now
23 because, like, I'm running low on
24 money, and I never really, like, ask
25 for people for help and stuff like

1 Estella Housing 176 Main Street

2 that, and I was a little scared to go
3 to ABBA, a program that Reverend
4 Benjamin is the owner of, and it has
5 helped me and the community because it
6 gave work to people who live in the
7 community and wanted to give to the
8 community.

9 What I learned is that the people
10 of Hempstead, they are very prideful of
11 their beliefs. They like everything to
12 stay the same and keep the business
13 amongst us because we never look for
14 handouts and we don't take gifts from
15 people that want to force it on us, and
16 I'm against the policies that other
17 people have been against.

18 My grandfathers were wealthy
19 businessmen, and they -- they weren't
20 quite the smartest people. They had
21 like ADHD and a lot of depression, and
22 one of my grandfathers is Portuguese,
23 so, like, European white, and my
24 grandfather is from Central America
25 which is Guatemalan, and he once came

1 Estella Housing 176 Main Street

2 to the United States and tried to make
3 it for his family, and it didn't work
4 out quite as he thought.

5 He came to a country where it was
6 predominantly racist. He was a pretty
7 big guy, and he was about my size, I'm
8 like 6'3", and he was just an animal,
9 and he came from disabilities himself.
10 One of his feet was angled backwards,
11 and a lot of people used to pick on him
12 for it, and when he tried to make it in
13 the United States, he felt like they
14 were always giving him a double
15 meanings on how he should act and how
16 he should be, so he actually went back
17 to his country to be around his own
18 culture because he doesn't like how
19 America was so driven to changing as a
20 person. So I'm against the project.

21 HEARING OFFICER LODATO: Thank
22 you, sir.

23 MS. BRADLEY: Good morning. My
24 name is Shelly Bradley. I am a
25 resident of Hempstead.

1 Estella Housing 176 Main Street

2 I understand Concern is a
3 tremendous company. I know the
4 projects that they've done around the
5 area, and they all have positive
6 outcomes, but I'm here as a resident
7 and a homeowner in the Incorporated
8 Village of Hempstead, and I'm concerned
9 about the environmental impact of
10 another apartment building of a more
11 building, more building and not
12 restoring what we actually already have
13 in our community.

14 In the Village of Hempstead, the
15 median income for an individual is
16 \$27,000 as opposed to the County of
17 Nassau, the median income for an
18 individual is \$45,000. When we look at
19 household income, for Nassau County
20 it's \$116,000; for the Incorporated
21 Village of Hempstead is \$62,000.

22 I believe that our community has
23 been exploited. We keep bringing in --
24 when we talk about affordable housing,
25 affordable to whom? The average person

1 Estella Housing 176 Main Street

2 in Nassau County or the average person
3 in the Incorporated Village of
4 Hempstead?

5 When we start looking at these
6 PILOTS -- I'm looking on this sheet
7 that we have. The first three years,
8 they are going to pay \$37,442 in taxes.
9 I have a single family home in
10 Hempstead, and my taxes are \$22,000,
11 and I can't count on a PILOT.

12 We have an unprecedented number of
13 PILOTS in the Incorporated Village of
14 Hempstead. They are primarily a
15 partner buildings which really do not
16 bring jobs and car dealerships. Now,
17 if we were a city, this would make
18 sense because at least we could keep
19 some of the sales tax, we could keep
20 some of the benefit, but we are not.
21 If we were a village that had good code
22 enforcement, we might benefit from it,
23 but we are not a village that has good
24 code enforcement.

25 I'm a former school board member.

1 Estella Housing 176 Main Street

2 When I was on a school board, I asked
3 the superintendent for enrollment by
4 street address, I didn't want a name.
5 On average, in the Incorporated Village
6 of Hempstead, in all these apartments,
7 they get PILOTs, it's two to three
8 families in each apartment going to the
9 school district. Single family homes,
10 there's three to four families.

11 According to the guesstimates of
12 our population in Hempstead -- because
13 most of the people in Hempstead don't
14 want to be counted, so they are not
15 going to be counted -- so according to
16 guesstimate, we have 55,000 -- this is
17 2019 numbers, 55,000 residents, so we
18 know there has to be at least 70,
19 right? Okay.

20 The Incorporated Village of
21 Hempstead with these numbers, these
22 guesstimated numbers, is four times
23 more dense than our neighbor, Garden
24 City, and twice as dense as Queens.

25 Are we going to be a suburb or are we

1 Estella Housing 176 Main Street

2 going to be a city? And if so, why
3 does the Incorporated Village of
4 Hempstead have to have all of the low
5 income housing for the County of Nassau
6 and the Town of Hempstead?

7 I think as residents, these are
8 questions that we must ask, and as
9 the IDA board, we would appreciate you
10 considering these points before you
11 make your decision. It is not fair to
12 the residents that live in Hempstead.
13 We can't park. We don't have water.
14 We don't have sewage. Our schools are
15 overcrowded. It's too much. It's too
16 much.

17 Thank you.

18 BISHOP PHILLIP ELLIOTT: My name
19 is Bishop Phillip Elliott. I'm the
20 pastor of the Antioch Church Baptist
21 Church of Hempstead, Hempstead Heights
22 for the past 27 years, also president
23 of the Minister's Conference of
24 Hempstead and Vicinity. I was married
25 in Hempstead in 1973, and our family

1 Estella Housing 176 Main Street

2 and my wife's family have been very
3 involved. I've served on the Community
4 Development Board when the development
5 took place for Shop & Stop as well as
6 the development where -- that took
7 place at Times Square, the old Times
8 Square facility. Not much development
9 has taken place since then.

10 The question, the elephant in the
11 room is why does Hempstead pay so much
12 higher taxes than everyone else? It's
13 been alluded to, that's the problem we
14 have to be jumping up and down trying
15 to fix. That's not anybody's fault in
16 here. The sales revenue that comes
17 through Hempstead, car dealership, a
18 lot of the taxes there and other, does
19 not come back to the village; it goes
20 to the other area. And that's a big
21 area where we need to be jumping up and
22 down protesting.

23 Most people talk about what they
24 don't want, but very few people talk
25 about what they want, which means some

1 Estella Housing 176 Main Street

2 people don't want anything, just keep
3 things where it was.

4 What's not being said is that
5 PILOTs is not to take property off the
6 tax roll. It means that they have a
7 reduction in the taxes, and nobody has
8 proffered today except for Ms. Bradley
9 about how much money would be coming
10 into the village through the Estella
11 project.

12 Also, four, five, or six
13 storefronts will be there, and I
14 personally, as I was involved with MWBE
15 for eight years in Nassau County, will
16 make certain as my own initiative that
17 minority or women business enterprises
18 would be able to be in those
19 storefronts which also will be
20 contributing to the tax base. So, we
21 are not looking at the numbers.

22 I'm talking to people every day.
23 I am the owner of the Antioch Housing
24 Fund Corporation which is
25 not-for-profit. We had that built 22

1 Estella Housing 176 Main Street

2 years ago or more. I opened up the
3 doors in 1990, and there's no more
4 room. I mean, people are coming to
5 me -- I'm talking about people's
6 parents, their mothers, their
7 grandparents and who can no longer
8 afford to own the home because of
9 taxes. The taxes is the issue that we
10 all need to be attacking, and the only
11 way to attack this is for us to become
12 a city, but nobody wants to deal with
13 that.

14 As long as we are the village, we
15 won't have our share of the sales tax
16 that comes through the expenditures
17 here.

18 So I'm here to support the project
19 because there is a lack of housing.
20 People who built this village are not
21 able to stay in this village because --
22 I mean, if we want to gentrify, none of
23 us in here hardly can afford to pay
24 \$3,700 a month. That's what we are
25 headed for if we take all of the

1 Estella Housing 176 Main Street
2 affordable housing -- I didn't say low
3 income housing, I said affordable
4 housing -- and gentrification, is the
5 door -- like 303 Main and down there by
6 the train station on Front Street in
7 West Hempstead, that's \$3,700-a-month
8 rents for people to come in here, and
9 most of us cannot afford it.

10 Thank you, sir.

11 MR. EDWARDS: Sey Edwards, I'm a
12 long-term resident of the Hempstead
13 Village.

14 And the first thing is that about
15 four, five years ago, I approached this
16 Board and I requested that these
17 meetings be held after five o'clock
18 because people are working and they
19 have to sacrifice work to come to these
20 meetings on a weekday. So I'm sure you
21 guys know that, so I'm calling for a
22 recall again for this thing to be put
23 at 5:00, 6:00, 6:30, when people are
24 coming from work so they can attend
25 these meetings.

1 Estella Housing 176 Main Street

2 Secondly, I definitely oppose this
3 project because we have enough PILOTs
4 in Hempstead already. We don't need
5 any more here. The developers are
6 pushing this project, and they push
7 this as affordable housing, fine.
8 Please put it in your community if it's
9 affordable so we can believe that. We
10 have enough here already. Garden City
11 is right next door; put it in Garden
12 City.

13 I think they tried in Garden City
14 many years ago, and I think there's a
15 lawsuit, and the lawsuit was won by the
16 people, but implementation today has
17 not been forthcoming in Garden City.
18 Rockville Centre, East Meadow, all
19 around us. We have enough here
20 already, and we can't support any more
21 here.

22 And any village officials or
23 anybody here trying to support this
24 project, they are trying to say it's
25 affording housing, they are sellouts.

1 Estella Housing 176 Main Street

2 Please don't pay attention to them.

3 They are selling you out left and
4 right.

5 Thank you very much.

6 MR. LONGO: Good morning,
7 everyone. Jeremy Longo.

8 I'm here to speak on behalf of
9 Concern as contractor of record for the
10 project. And to give you a little
11 history that we have, we've built many
12 successful projects together. And my
13 company, Belfor, is -- we happen to be
14 an international company, but we really
15 are a local company. We have offices
16 in every states all around the country,
17 and ultimately our local offices are
18 the community, and we tend to
19 participate in communities, obviously,
20 where we are doing work, where we are
21 actively doing things. And this
22 project for us started some years ago,
23 and we've been actively involved in the
24 community ever since. And we tend to
25 stay active in the community where we

1 Estella Housing 176 Main Street

2 perform projects, and we get to know
3 people, and it stays that way as well
4 as I know Concern, knowing them for so
5 long, we tend to stay with them.

6 With this project, they tend to
7 bring a lot of good benefits that come
8 to the project that I understand some
9 are more short-term and some are more
10 of long-term. I can speak to some of
11 the things that I would look at that
12 are kind of an intermediate thing which
13 is that we are providing as the
14 contractor a lot of jobs to the
15 community.

16 I understand that there's
17 different forms of jobs. There's
18 longer-term jobs and shorter-term jobs,
19 but I can tell you how a lot of these
20 short-term jobs that we sometimes bring
21 in, and short-term is still pretty long
22 meaning this project is not a short
23 project. It will take a couple of
24 years from ramping up to completing the
25 project.

1 Estella Housing 176 Main Street

2 Some of the things with this
3 project that are -- with a lot of the
4 projects that Concern does is that
5 there are both requirements that are
6 coming from the State, there are also
7 requirements that are coming from the
8 local community.

9 So there's an MBE/WBE requirement
10 on this, so 30 percent of the contract
11 has to get fulfilled by those
12 businesses. So we work hard on that,
13 not just with the community, with the
14 state and making sure that we can find
15 these contractors and put them to
16 fulfill the requirements. We never had
17 an issue ever fulfilling, and there's a
18 lot of ways to do it when you actually
19 want to do it, and we always -- we
20 exceed the requirements on fulfilling
21 it, and there's lot of ways to do it
22 when you really want to do it, and we
23 always follow the intent of doing it
24 that there's -- sometimes you are
25 hiring a bigger contractors, and we are

1 Estella Housing 176 Main Street

2 doing it with the idea of using a
3 smaller contractor. We are doing
4 purchasing from the smaller contractor,
5 so everybody will get the opportunity
6 to do that.

7 Separately, there's a community --
8 a CBA agreement, a Community Benefits
9 Agreement for this project. That's
10 something that was implements that
11 Ralph had taken on when he took on the
12 project. And we did early on, when we
13 thought we were going to start the
14 project, you know, it was new, I think,
15 no development really occurred under
16 this it. It was new for everybody,
17 that we took our own latitude to make
18 sure that we implemented our internal
19 program to make sure it's successful,
20 'cause sometimes -- part of the problem
21 is sometimes people get apprehensive.
22 People say they are going to do these
23 things and then finally not do them or
24 they put in a relief 'cause they say
25 they can't fulfill them.

1 Estella Housing 176 Main Street

2 We really went out of our way in
3 our first round when we first thought
4 we were going to proceed with the
5 project and made sure we were going to
6 fulfill it, not just working locally
7 with the community to help us, but we
8 did advertising, we did certified mail,
9 right? You don't have to do that.
10 They don't give it to you, the rules to
11 that extent.

12 We've reached out to these
13 contractors, subcontractors, and we put
14 together a program, but we made sure
15 that our outreach was actually there.
16 That we could actually -- even when
17 people said they didn't respond, we did
18 what we had to do to physically tell us
19 why they don't want to promote the
20 project.

21 So the CBA on this project is
22 30 percent of the entire contract
23 value, and then on top of that, even
24 the contractors beyond the 30 percent,
25 everybody has to hire 30 percent local

1 Estella Housing 176 Main Street

2 workforce on top of that. So there's a
3 heavy, heavy requirement to hire
4 locally on the project, hire locally,
5 get everybody from vendor suppliers,
6 material suppliers all the way down to
7 all the subcontractors.

8 So where I found in this doing
9 this for a number of years that's
10 different is that sometimes it's great,
11 right, the projects ramp up and ramp
12 down. At some point, we'll be
13 running -- typically, forces on the job
14 like this are 150 employees a day will
15 be on that job working full-time for
16 the duration of the project.

17 What happens is a lot of times you
18 get a company that maybe isn't
19 technically a local company, but they
20 hire somebody locally, and although
21 this project finishes and moves on and
22 Ralph gives permanent jobs to a certain
23 amount of people through his building
24 operating and so on, these people
25 retain jobs. So they get a job with a

1 Estella Housing 176 Main Street
2 plumbing company that's doing the major
3 plumbing, and they hire 30 percent
4 local, and those locals retain their
5 job. They get an opportunity they
6 didn't have originally to learn a
7 craft, to get into a skill, and then
8 they retain the job, and so then they
9 move on to -- although that project
10 ends, they move on and they are working
11 now for so-and-so plumbing or so-and-so
12 contracting, and they have a job.

13 That's where the long-term jobs
14 come out of what I do separate from
15 what Ralph would provide in operating
16 the facility, that people sometimes
17 find careers out of this. You know,
18 because they got the opportunity to
19 work with them, and these are heavy,
20 heavy amount of local workforce
21 requirement that's put onto this.

22 All of our subcontractors that we
23 work with when we did the first round,
24 all well aware of it. They are bound
25 to it within our contract, they

1 Estella Housing 176 Main Street

2 understand that they have to hire
3 30 percent local when they are hiring.
4 So 30 percent of the workforce on a
5 job, even if it's not a local
6 contractor, would be local workforce.
7 It would be somebody that we worked
8 with Reginald Benjamin on or somebody
9 that we trained. He's got programs for
10 training people. They got the
11 opportunity that they wouldn't have
12 had, and now they got a job well beyond
13 Estella.

14 It create more that sometimes
15 people think in terms of opportunity
16 and longevity, and it gives back to the
17 community. And we find that once we
18 are involved in the community, we've
19 gotten relationships. Just because
20 they have no project after this one,
21 the relationship is there. We are
22 consistently contributing, we are
23 contributing to school fundraisers, so
24 everything -- at the end, I think
25 you'll find that the project will bring

1 Estella Housing 176 Main Street

2 a lot to it, to the community as a
3 whole.

4 I appreciate your time.

5 MR. REGINALD BENJAMIN: My name is
6 Elder Reginald Benjamin. I'm the
7 executive director of ABBA Leadership
8 Center, which is a not-for-profit
9 community-based organization dedicated
10 to helping people in the local
11 communities.

12 I also spent 20 years working in
13 Nassau County jail as a chaplain. I've
14 worked with several organizations
15 through three administrations. I've
16 worked with -- partnered with several
17 other groups including the people that
18 are here today. We have LGI that is
19 here. We have Derek over there with
20 Renaissance. We have amazing
21 contractor over here. We have several
22 other community advocates right here
23 today. We would like to see the
24 development move forward. That's my
25 position in terms of that.

1 Estella Housing 176 Main Street

2 And in terms of jobs, let me say
3 this: We have worked on the Twin Oaks.
4 From the Twin Oaks we went to South
5 Franklin Street to help build those
6 properties. We were over there to
7 help. Even at 303, which is an
8 overpriced thing, we was there. We
9 helped build the charter school; we
10 have had people working there. We had
11 people come in that didn't have skills
12 that are now electricians, carpenters,
13 and professional laborers. We
14 have over -- I would say over 300, 400
15 people that have gotten jobs as a
16 result of the efforts that we've put
17 in. We have partnered with businesses,
18 and we insist that they hire locally.

19 People call the jobs temporary,
20 but our people do not work temporary
21 jobs. They just go from different
22 sites as the new projects comes up. So
23 this story about temporary work is -- I
24 have my son here, and he started a new
25 organization called Black Jobs Matter.

1 Estella Housing 176 Main Street

2 He is training already over 200
3 people giving them free OSHA training
4 to make sure they are prepared and
5 ready to go to work. We have trained
6 well over 1,200 people. We've been
7 waiting for these projects like this to
8 go forward for the last 10 years.

9 Some people we had trained,
10 because they have no work in the
11 Village of Hempstead, they have to go
12 to work in the city as electricians,
13 carpenters. Many of the people who
14 started as workers, like this young man
15 who started his own business, we have
16 several people like that. We have been
17 in the newspapers several times in
18 terms of -- for the work that we have
19 done in the community. I stopped
20 taking citations and awards 'cause it
21 ain't about that. It's about helping
22 the local community, and many of the
23 young people are forced to leave here
24 because they can't afford to live here.

25 I have my sons right now, two

1 Estella Housing 176 Main Street

2 sons, one son is 31 the other one is
3 34, both work, but can't find
4 affordable place to live -- I wish I
5 had a couple more minutes, but let me
6 tell you this: I'm in support of this,
7 and I know Ralph. I've known him for
8 years. He had funded a lot of those
9 training programs that have enabled
10 people to go to work. Those are the
11 times that people we want, developers
12 we want in the Village of Hempstead,
13 and I am going to tell you now if they
14 decide to move this project forward, I
15 guarantee you we will be there.

16 MR. AUBREY MUHAMMAD: My name is
17 Aubrey Muhammad.

18 This development is being
19 misrepresented today. It's being
20 presented as affordable housing when in
21 fact it is a ploy. It is a part of a
22 bigger plan, the scope that is 279
23 acres, that's 12 percent of the village
24 that is gentrification. LaMont Johnson
25 had the audacity to appear before the

1 Estella Housing 176 Main Street

2 last Hempstead village Board meeting
3 and present this case as affordable
4 housing that kills the narrative of
5 gentrification. How ironic that this
6 urbanization of Hempstead has been
7 going on -- have been planned since the
8 early '80s. Since the
9 Harrisburgs (phonetic), brothers, that
10 owned Winthrop Terrace wanted to build
11 two 10-story buildings back in 1983.
12 They've been planning urbanization for
13 decades in Hempstead. They've been
14 given tax breaks. \$20 million a year
15 has been syphoned, and the economic
16 blood has been sucked out of this
17 village. That's why our property taxes
18 are sky high.

19 I know people pay \$2,700 a month
20 in property taxes. How are you going
21 to invest in the community with that?
22 That's by design.

23 Now, the hypocrite, Don Clavin --
24 is that his name, Don Clavin -- and Tom
25 Suozzi, I have to say his name,

1 Estella Housing 176 Main Street

2 Suozzi -- democrats and republicans
3 have teamed up together. They found
4 they have something in common, keeping
5 black Hempstead a permanent underclass.

6 Governor Hochul -- did I pronounce
7 her name, Hochul -- just called for
8 urbanization of suburban Caucasian Long
9 Island. These two representatives
10 stood up and want everybody to oppose
11 it. They don't want urbanization in
12 Caucasian areas, but all of this is
13 enabled by this board in urbanizing
14 black Hempstead.

15 Seven jobs will come from Estella,
16 all these temporary construction jobs
17 you are bragging about. That career
18 is, in essence, a career knowledge; you
19 can take that anywhere. We do not want
20 this in Hempstead.

21 Thank you.

22 MR. SCOTT: Good morning. My name
23 is Jamal Scott. I am assistant
24 superintendent for Hempstead Public
25 Schools.

1 Estella Housing 176 Main Street

2 The question for the district and
3 the public school is how does this
4 affect the children, how does this
5 affect the school district? I
6 understand that this development is
7 maybe 75 percent studios and
8 one-bedrooms which most people will say
9 that children will probably not live
10 there, not many children live there,
11 but we know that children live
12 everywhere. We know that there will be
13 children throughout this project. We
14 know that a development that has over a
15 hundred dwellings will probably have at
16 least maybe 30 to 40 children on an
17 average from historical data that's in
18 the community where there are partner
19 buildings.

20 So if you take the PILOTs and you
21 look at how much taxes the PILOTs, they
22 are going to be paying, if you look at
23 that dollar amount, how does that
24 equate to the cost of educating a
25 child? Right, in public schools or in

1 Estella Housing 176 Main Street

2 charter schools or in general in
3 Hempstead. So we have to look at that.

4 I'm not saying that the Hempstead
5 Public Schools is for or against the
6 PILOT or against the development. What
7 I'm saying is that when we are bringing
8 PILOTS and we are bringing developments
9 into the community, we have to look at
10 holistically, not just for -- the way
11 the community is looking, for jobs and
12 things of that nature. We also have to
13 look at how it's going to affect the
14 school district and the taxes.

15 You know, someone mentioned about
16 the taxes for the schools, it's \$600
17 millions. Let me just clarify, the
18 levy amount that we levy for the
19 district, for the community, the
20 village, the Hempstead public schools
21 is 75 million. It's been 75.9 million
22 for at least six years in a row; it has
23 not increased. If your taxes
24 increased, it has nothing to do with
25 the amount that the school district is

1 Estella Housing 176 Main Street

2 levying. It has other factors
3 involved.

4 So, keep -- with that in mind we
5 have to ask ourselves, how does that
6 affect the school district when it
7 comes up to giving developers' PILOTS
8 coming into the district, into the
9 village. Because that directly effects
10 the school districts. I see that
11 there's a \$2 million contribution to
12 the village sewage. Where is the
13 contribution that's going to help
14 educate the children that are going to
15 live in this development?

16 That's all I have. Thank you.

17 MS. THOMPSON: My name is Alicia
18 Thompson.

19 I want to say before I leave that
20 I am against this project. I don't go
21 for it; it's unfair. As we know,
22 Hempstead is very, very crowded. The
23 traffic, the people -- and I don't
24 think that is right that this project
25 is going to try to go forward, and we

1 Estella Housing 176 Main Street

2 don't need no more PILOTs. Please be
3 considerate because it's very, very
4 unfair. Hempstead has been a dumping
5 ground; everything is being dumped on
6 Hempstead.

7 I oppose this project, and I'm not
8 for it. So that's my opinion before I
9 leave. Thank you.

10 MR. HUDDLESTON: Hi, my name is
11 Terrell Huddleston. I'm the executive
12 director of Black Jobs Matter. I
13 started the business with an idea of
14 how to create jobs, training, be very
15 successful in that. I come to a lot of
16 these meetings, and I see a lot of
17 people come in here, and they are
18 always against projects, but I never
19 see them offer anything else, and I
20 never see anything else going on in
21 Hempstead.

22 I'm for the project because of the
23 jobs that it brings and opportunities
24 it brings. People come up here and say
25 temporary jobs, but jobs can always be

1 Estella Housing 176 Main Street

2 temporary dependent on how you build
3 relationships. The only thing we can
4 do is put people in a position to be
5 successful, but you have to make it be
6 something else. I seen people come out
7 of jail from doing 25 years, and now
8 that same guy, his name is Keith
9 Inghram, he is in the city now driving
10 trucks. He started off with us working
11 in projects and getting into the union,
12 and he diverted, he did something else,
13 but he started working through these
14 jobs and through these opportunities.
15 Again, like I said, I'm for development
16 and I'm for Hempstead changing, and I
17 feel like -- not to be disrespectful to
18 anybody, but older people don't want to
19 see any change. And how do we move
20 forward without change or without
21 growth or without any type of
22 development?

23 I see them stop projects, but I
24 don't see them bringing alternative
25 ideas that's going to bring money into

1 Estella Housing 176 Main Street

2 the economy, that's going to bring jobs
3 into the Hempstead and going to change
4 it. The problem, in my opinion, is
5 that people that we have in place that
6 are supposed to make sure that when
7 development comes in, that they do
8 things they are supposed to. They take
9 these little side deals and they don't
10 hold people accountable, and I think
11 one of the things I've seen over the
12 years is we've been able to hold them
13 accountable -- when I say we, I'm
14 talking about ABBA Leadership Center
15 and Black Jobs Matter, and the things
16 that we've been able to do. And I
17 think the people that we have already
18 in place, we need to have them do their
19 job as far as keeping the people
20 accountable to doing what they are
21 supposed to do when it comes to the
22 Village of Hempstead. That's what I
23 think the problem is, it's more so
24 in-house than the outside. So that's
25 what I have to say, I'm for the

1 Estella Housing 176 Main Street

2 development of the project. Thank you.

3 MR. ARMSTRONG: My name is Derek
4 Armstrong, I'm from Renaissance
5 Construction. I think this project
6 should go on. We've been trying to get
7 this project, I think, since 2016. I'm
8 a contractor in the Town of Hempstead.
9 I've been a contractor for over 30
10 years, and people talk about taxes and
11 taxes going up, but let me say this: I
12 bought my house in 1986. I paid \$3,500
13 a year, and now I'm paying close to
14 \$18,000 a year. What's the difference?
15 I can't understand why people are
16 complaining about project. There ain't
17 no projects going on, that's the
18 problem. You go to Rockville Centre,
19 there's a project. You go to Garden
20 City, there's projects. You go to
21 Amityville, there's projects going on.
22 It ain't nothing going on in the
23 Village of Hempstead.

24 When there was projects going on,
25 we had people in the village working.

1 Estella Housing 176 Main Street

2 I have built the charter school on
3 North Franklin. I had over 22
4 employees, and 17 of them was from the
5 Village of Hempstead. I got them from
6 ABBA center. And I just can't
7 understand why they keep holding the
8 project up which is going to benefit
9 the Village of Hempstead.

10 You keep talking about taxes,
11 taxes going up every year and not
12 projects. So why are we complaining
13 about taxes? Let's make this project
14 go on so we can put some people to
15 work, so we can make things happen and
16 put people in home. Because you've got
17 families, you've got two, three
18 families living in a house.

19 You get to a point where Long
20 Island become like Queens where you
21 can't even find parking, people parking
22 in front of your house because you got
23 three, four families living in one
24 house. Come on, let's make things
25 happen. People need to stop knocking

1 Estella Housing 176 Main Street

2 this project down and look at the big
3 picture of this and make this thing
4 happen. That's my opinion on this
5 project.

6 HEARING OFFICER LODATO: Anyone
7 else would like to speak before I close
8 the meeting?

9 (No response.)

10 HEARING OFFICER LODATO: Okay,
11 thank you very much, everyone, for
12 attending and testifying.

13 We are observing it's 11:07 a.m.,
14 and we are closing this hearing for
15 Estella Housing. Thank you.

16

17

18

19

(Time noted: 11:07 a.m.)

20

21

22

23

24

25

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

CERTIFICATION

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of February 2022.

JULIA GIANNAKOPOULOS

\$	2006 [2] 23/4 24/17 2016 [1] 63/7 2019 [1] 36/17 2022 [4] 1/11 4/22 9/6 66/13 22 [2] 39/25 64/3 228 [1] 23/3 24 [1] 9/5 25 [5] 15/6 18/6 24/22 29/8 61/7 250 [1] 31/6 27 [1] 37/22 27-plus [1] 18/5 279 [1] 54/22 29 [1] 25/21	41/14 52/23 53/21 53/21 56/17 58/15 62/14 63/10 63/16 64/10 64/13 above [2] 8/3 18/16 above-stated [1] 8/3 accept [1] 8/4 accompanied [1] 4/5 according [2] 36/11 36/15 accountable [3] 62/10 62/13 62/20 achieve [1] 26/20 acquisition [2] 5/16 6/10 acre [1] 5/17 acres [2] 28/24 54/23 across [1] 10/18 act [1] 33/15 action [1] 66/9 active [1] 43/25 actively [2] 43/21 43/23 actually [5] 33/16 34/12 45/18 47/15 47/16 Add [1] 28/16 addition [2] 17/20 20/24 additional [2] 12/5 21/6 address [1] 36/4 ADHD [1] 32/21 administration [1] 17/6 administrations [1] 51/15 advantageous [2] 17/13 18/21 advertising [1] 47/8 advocates [1] 51/22 affect [4] 57/4 57/5 58/13 59/6 afford [4] 40/8 40/23 41/9 53/24 affordable [15] 6/20 10/11 10/16 11/4 11/15 14/6 34/24 34/25 41/2 41/3 42/7 42/9 54/4 54/20 55/3 affording [1] 42/25 affords [1] 29/24 after [5] 27/7 28/7 28/7 41/17 50/20 again [3] 16/3 41/22 61/15 against [7] 32/16 32/17 33/20 58/5 58/6 59/20 60/18 AGENCY [14] 2/4 4/21 5/13 5/14 5/15 6/17 6/25 7/6 7/19 8/2 8/9 8/18 8/22 8/23 Agency's [5] 7/11 7/18 8/14 8/21 9/4 aging [1] 16/10 ago [5] 27/22 40/2 41/15 42/14 43/22 agreement [5] 14/7 16/23 23/24 46/8 46/9 agreements [1] 27/6 ain't [3] 53/21 63/16 63/22 Alicia [2] 3/3 59/17 all [26] 8/5 11/13 13/13 16/9 20/4 20/24 21/13 21/21 24/23 25/6 25/8 28/14 34/5 36/6 37/4 40/10 40/25 42/18 43/16 48/6 48/7 49/22 49/24 56/12 56/16 59/16 allowing [1] 26/19 alluded [1] 38/13 alone [1] 20/23 already [11] 13/16 19/23 19/25 20/13 21/9 34/12 42/4 42/10 42/20 53/2 62/17 also [27] 2/8 8/8 9/15 9/18 9/21 14/18 15/4 15/16 15/18 15/21 15/22 15/24 16/22 18/20 21/2 21/19 23/4 25/3 26/21 30/19 31/2 37/22 39/12 39/19 45/6 51/12 58/12 alternative [1] 61/24 although [2] 48/20 49/9 always [5] 33/14 45/19 45/23 60/18 60/25 am [10] 28/4 31/3 31/4 33/24 39/23 54/13 56/23 59/20 66/7 66/10 Amalfitano [2] 2/18 29/4 amazing [1] 51/20 amended [1] 7/13 amenity [1] 6/6
\$10 [2] 21/22 21/23 \$10 million [1] 21/22 \$116,000 [1] 34/20 \$18,000 [1] 63/14 \$2 [3] 13/22 22/12 59/11 \$2 million [1] 22/12 \$2,700 [1] 55/19 \$2-million-dollar [1] 13/22 \$20 [1] 55/14 \$20 million [1] 55/14 \$22,000 [1] 35/10 \$26,000 [1] 11/22 \$27,000 [1] 34/16 \$3 [2] 22/21 22/23 \$3,500 [1] 63/12 \$3,700 [2] 40/24 41/7 \$3,700-a-month [1] 41/7 \$300 [2] 20/9 20/20 \$300 million [2] 20/9 20/20 \$37,442 [1] 35/8 \$43,000 [1] 11/25 \$45,000 [2] 11/23 34/18 \$50 [2] 11/9 13/5 \$50 million [1] 11/9 13/5 \$600 [1] 58/16 \$62,000 [1] 34/21 \$78,000 [1] 11/25	3 3,800 [1] 21/12 30 [12] 7/9 7/15 7/25 9/3 18/6 19/24 20/24 22/6 26/8 26/13 57/16 63/9 30 percent [8] 12/10 45/10 47/22 47/24 47/25 49/3 50/3 50/4 30-year [2] 14/9 28/16 300 [1] 52/14 303 [2] 41/5 52/7 31 [1] 54/2 34 [3] 6/2 11/12 54/3 35 [3] 21/6 21/21 28/12 35 percent [1] 26/14 350 [3] 1/9 2/5 4/23	
'	4 40 [1] 57/16 40,000 [1] 29/8 400 [1] 52/14 42 [3] 5/25 11/12 12/7 421A [1] 24/21	
'80s [1] 55/8 'cause [3] 46/20 46/24 53/20		
-		
-----X [1] 1/7 -----X [1] 1/2	5 5,500 [1] 11/5 5,538 [1] 6/7 50 percent AMI [1] 12/19 55,000 [2] 36/16 36/17 5:00 [1] 41/23	
0	6 6'3 [1] 33/8 60 percent [1] 27/16 600 million [1] 20/22 6:00 [1] 41/23 6:30 [1] 41/23	
0.6193 [1] 5/17	7 7,500 [1] 20/16 70 [1] 36/18 75 million [1] 58/21 75 percent [1] 57/7 75.9 million [1] 58/21	
1	9 92 [1] 6/9 92 percents [1] 26/21 96 [3] 5/24 11/3 11/11 9600 [2] 27/4 28/19 9:00 [1] 9/6	
1,100 [1] 10/9 1,200 [1] 53/6 10 [6] 7/16 15/8 23/17 26/9 26/13 53/8 10 percent [2] 14/11 14/12 10,000 [1] 21/7 10,468 [1] 6/5 10-story [1] 55/11 10:00 [2] 1/11 4/22 10:00 a.m [1] 4/10 11550 [2] 2/5 9/8 11:07 [1] 65/19 11:07 a.m [1] 65/13 12 percent [1] 54/23 125,911 [1] 5/22 15 [4] 1/11 18/6 24/17 24/22 15,000 [1] 21/7 150 [1] 48/14 15th [2] 4/9 4/22 16th [1] 66/13 17 [2] 24/17 64/4 176 [2] 5/18 9/15 18-A [1] 4/18 19 [2] 6/3 11/13 1968 [1] 20/8 1973 [1] 37/25 1983 [1] 55/11 1986 [1] 63/12 1990 [1] 40/3	A a CBA [1] 46/8 a.m [6] 1/11 4/10 4/23 9/6 65/13 65/19 abatement [3] 7/3 7/7 24/22 ABBA [4] 32/3 51/7 62/14 64/6 ability [1] 22/5 able [7] 25/14 30/9 31/10 39/18 40/21 62/12 62/16 about [31] 4/11 9/25 10/21 12/15 22/22 24/9 24/9 25/2 25/3 26/8 27/4 30/7 31/6 33/7 34/9 34/24 38/23 38/25 39/9 40/5	
2		
2,400 [1] 20/14 20 [3] 29/10 30/3 51/12 200 [2] 10/8 53/2		

<p>A</p> <p>America [3] 19/21 32/24 33/19 AMI [4] 12/14 12/19 12/20 12/21 Amityville [2] 30/6 63/21 amongst [1] 32/13 amount [6] 17/10 48/23 49/20 57/23 58/18 58/25 Ample [1] 28/18 analysis [1] 8/18 and CEO [1] 29/5 and/or [3] 5/6 5/7 6/23 angled [1] 33/10 animal [1] 33/8 another [4] 18/4 20/22 28/9 34/10 anticipates [1] 8/22 Antioch [2] 37/20 39/23 any [15] 5/8 11/16 11/16 19/8 20/14 26/12 27/6 27/17 28/6 42/5 42/20 42/22 61/19 61/21 66/8 anybody [2] 42/23 61/18 anybody's [1] 38/15 Anyone [1] 65/6 anyplace [1] 21/16 anything [4] 14/20 39/2 60/19 60/20 anywhere [2] 27/25 56/19 apartment [6] 20/6 21/12 21/15 26/23 34/10 36/8 apartments [4] 6/2 6/3 6/3 36/6 appeal [1] 20/3 appear [1] 54/25 applicant [4] 9/12 13/21 14/22 20/5 application [4] 5/10 5/12 8/16 21/20 apply [1] 21/5 appreciate [2] 37/9 51/4 apprehensive [1] 46/21 approached [1] 41/15 approvals [1] 13/14 approve [1] 8/24 approximately [8] 5/17 5/22 5/24 5/25 6/5 26/20 28/12 29/7 are [116] area [10] 10/10 10/19 12/15 27/18 30/11 30/23 30/24 34/5 38/20 38/21 areas [1] 56/12 Armstrong [2] 3/5 63/4 around [5] 25/6 33/17 34/4 42/19 43/16 Article [1] 4/18 as [48] 6/19 7/12 9/22 11/11 12/17 14/15 14/23 15/5 15/24 16/3 16/10 18/2 19/17 22/4 25/25 28/18 30/17 30/17 33/4 33/19 34/6 34/16 36/24 36/24 37/7 37/8 38/5 38/5 39/14 39/16 40/14 40/14 42/7 43/9 44/3 44/4 44/13 51/2 51/13 52/15 52/22 53/12 53/14 54/20 55/3 59/21 62/19 62/19 Ascension [2] 2/19 31/16 aside [1] 12/8 ask [6] 14/19 28/9 28/15 31/24 37/8 59/5 asked [1] 36/2 asking [1] 18/3 assist [1] 5/15 assistance [8] 5/11 7/2 7/6 8/7 8/17 8/25 30/8 30/16 assistant [1] 56/23 assisted [1] 29/7 associated [1] 29/11 attack [1] 40/11 attacking [1] 40/10 attend [1] 41/24 attending [1] 65/12 attention [2] 19/19 43/2 attorneys [1] 18/13 Aubrey [2] 2/25 54/17</p>	<p>audacity [1] 54/25 available [3] 7/18 13/7 22/10 average [5] 18/7 34/25 35/2 36/5 57/17 awarded [1] 13/16 awards [1] 53/20 aware [1] 49/24 away [1] 17/23</p> <p>B</p> <p>back [7] 14/14 20/8 24/23 33/16 38/19 50/16 55/11 backdoor [1] 18/10 backwards [1] 33/10 bagel [1] 15/25 Baptist [1] 37/20 base [2] 26/5 39/20 based [1] 51/9 basically [2] 12/21 23/18 Bath [1] 23/3 be [62] 4/20 5/8 6/16 6/22 7/14 7/23 8/8 8/13 8/20 9/5 9/22 11/14 12/6 12/20 12/24 13/10 13/13 19/10 19/22 21/17 22/7 23/11 23/22 24/4 25/14 25/22 26/12 28/17 30/21 31/9 31/19 33/16 33/17 36/14 36/15 36/18 36/25 37/2 38/14 38/21 39/9 39/13 39/18 39/18 39/19 40/10 41/17 41/22 43/13 48/12 48/15 50/6 50/7 54/15 57/12 57/22 60/2 60/14 60/25 61/4 61/5 61/17 Beacon [2] 29/5 29/9 beautiful [2] 15/14 23/13 because [30] 7/13 7/22 14/4 17/17 17/22 19/2 19/6 23/24 24/6 31/10 31/23 32/5 32/13 33/18 35/18 36/12 40/8 40/19 40/21 41/18 42/3 49/18 50/19 53/10 53/24 59/9 60/3 60/22 64/16 64/22 become [3] 26/18 40/11 64/20 Bedell [1] 10/22 bedroom [5] 6/2 6/3 11/12 11/13 11/24 bedrooms [2] 11/24 57/8 been [29] 13/16 20/7 21/24 25/20 26/10 29/9 29/11 29/14 30/9 32/17 34/23 38/2 38/13 42/17 43/23 53/6 53/16 55/6 55/7 55/12 55/13 55/15 55/16 58/21 60/4 62/12 62/16 63/6 63/9 before [6] 22/16 37/10 54/25 59/19 60/8 65/7 beg [1] 17/18 behalf [4] 5/5 5/8 9/11 43/8 being [7] 11/5 11/7 26/21 39/4 54/18 54/19 60/5 Belfor [1] 43/13 beliefs [1] 32/11 believe [5] 17/12 17/16 18/16 34/22 42/9 benefit [12] 7/10 7/10 7/14 7/24 9/3 14/2 18/10 26/4 28/3 35/20 35/22 64/8 benefited [1] 27/11 benefits [6] 4/11 8/19 13/25 18/12 44/7 46/8 Benjamin [4] 2/24 32/4 50/8 51/6 best [2] 17/7 29/21 better [1] 17/17 between [4] 10/2 10/4 11/22 18/6 Beverly [2] 26/25 28/18 beyond [2] 47/24 50/12 big [4] 16/16 33/7 38/20 65/2 bigger [3] 21/3 45/25 54/22 Bishop [2] 2/13 37/19 black [5] 52/25 56/5 56/14 60/12 62/15 blocking [1] 18/25 blood [2] 55/16 66/8 board [12] 9/4 9/4 28/4 28/22 28/22 35/25 36/2 37/9 38/4 41/16 55/2 56/13 boats [1] 25/8 bolster [1] 17/14</p>	<p>both [3] 9/19 45/5 54/3 bought [2] 24/21 63/12 bound [1] 49/24 Bradley [3] 2/21 33/24 39/8 bragging [1] 56/17 brand [1] 13/8 brand-new [1] 13/8 break [4] 11/11 18/4 28/8 28/16 breaks [4] 28/7 28/7 28/18 55/14 bribe [2] 22/15 22/15 bring [11] 13/17 16/5 19/19 26/2 30/22 35/16 44/7 44/20 50/25 61/25 62/2 bringing [4] 34/23 58/7 58/8 61/24 brings [2] 60/23 60/24 broken [1] 30/11 broken-down [1] 30/11 Brooklyn [2] 15/10 15/18 brothers [1] 55/9 brought [2] 15/18 30/19 build [6] 13/2 25/14 52/5 52/9 55/10 61/2 building [13] 2/10 5/23 11/18 11/20 13/3 14/13 16/14 16/18 28/17 34/10 34/11 34/11 48/23 buildings [7] 21/15 24/19 26/23 28/14 35/15 55/11 57/19 built [5] 11/7 39/25 40/20 43/11 64/2 burden [1] 18/23 business [9] 23/5 23/7 24/3 31/20 31/21 32/12 39/17 53/15 60/13 businesses [6] 24/7 25/5 25/12 26/3 45/12 52/17 businessmen [1] 32/19 buy [1] 25/15 buying [1] 25/4</p> <p>C</p> <p>call [1] 52/19 called [5] 18/13 22/11 31/18 52/25 56/7 calling [1] 41/21 calls [2] 11/19 14/10 came [3] 32/25 33/5 33/9 can [19] 8/20 23/12 23/22 23/23 24/8 26/12 29/21 40/7 40/23 41/24 42/9 44/10 44/19 45/14 56/19 60/25 61/3 64/14 64/15 can't [9] 35/11 37/13 42/20 46/25 53/24 54/3 63/15 64/6 64/21 cannot [2] 24/2 41/9 car [2] 35/16 38/17 career [2] 56/17 56/18 careers [1] 49/17 carpenters [2] 52/12 53/13 case [1] 55/3 Catherine [1] 19/15 Caucasian [2] 56/8 56/12 causing [1] 20/25 CBA [2] 46/8 47/21 center [3] 51/8 62/14 64/6 Central [1] 32/24 Centre [3] 27/24 42/18 63/18 CEO [3] 2/6 4/6 29/5 certain [4] 6/11 14/5 39/16 48/22 certainly [1] 31/4 CERTIFICATION [1] 66/2 certified [1] 47/8 certify [2] 66/4 66/7 change [3] 61/19 61/20 62/3 changing [2] 33/19 61/16 chaplain [1] 51/13 charge [1] 27/3 charity [3] 22/18 22/19 22/24 charter [3] 52/9 58/2 64/2 child [1] 57/25 children [7] 57/4 57/9 57/10 57/11 57/13</p>
---	---	--

<p>C</p> <p>children... [2] 57/16 59/14 Chinese [1] 25/7 Church [2] 37/20 37/21 citations [1] 53/20 Citizens [1] 19/18 city [18] 19/6 23/11 23/19 24/23 24/24 24/25 27/25 35/17 36/24 37/2 40/12 42/10 42/12 42/13 42/17 53/12 61/9 63/20 clarify [1] 58/17 Clavin [2] 55/23 55/24 clear [1] 25/22 close [2] 63/13 65/7 closing [1] 65/14 clothing [1] 15/20 Coalition [1] 19/18 code [2] 35/21 35/24 collectively [1] 5/9 come [18] 14/19 15/13 23/23 25/14 25/15 29/16 38/19 41/8 41/19 44/7 49/14 52/11 56/15 60/15 60/17 60/24 61/6 64/24 comes [6] 38/16 40/16 52/22 59/7 62/7 62/21 coming [6] 39/9 40/4 41/24 45/6 45/7 59/8 commensurate [1] 14/7 comments [2] 8/4 8/8 commercial [2] 6/21 26/2 committed [1] 10/7 common [1] 56/4 communities [2] 43/19 51/11 community [44] 6/8 11/6 11/17 15/17 15/19 15/22 16/8 19/23 21/8 24/11 24/14 25/21 26/4 26/11 27/23 28/2 32/5 32/7 32/8 34/13 34/22 38/3 42/8 43/18 43/24 43/25 44/15 45/8 45/13 46/7 46/8 47/7 50/17 50/18 51/2 51/9 51/22 53/19 53/22 55/21 57/18 58/9 58/11 58/19 community-based [1] 51/9 companies [1] 10/5 company [19] 5/5 5/10 6/17 6/18 6/24 7/3 7/5 7/7 8/8 8/18 9/2 31/18 34/3 43/13 43/14 43/15 48/18 48/19 49/2 compared [1] 23/9 complaining [2] 63/16 64/12 complete [1] 27/6 completing [1] 44/24 completion [1] 6/13 complex [1] 6/21 component [1] 12/5 Concern [17] 9/17 10/2 10/5 10/23 13/22 15/3 15/8 29/12 29/25 30/8 30/16 30/25 31/3 34/2 43/9 44/4 45/4 Concern's [1] 29/20 concerned [2] 19/17 34/8 Coney [1] 16/2 Conference [1] 37/23 connection [1] 5/2 consider [1] 8/23 considerate [1] 60/3 considered [1] 18/23 considering [2] 7/20 37/10 consistently [1] 50/22 consisting [2] 5/23 5/25 construct [1] 11/3 construction [12] 2/10 5/21 13/4 13/8 13/17 13/18 16/14 16/16 22/3 25/10 56/16 63/5 constructs [1] 10/17 contemplates [1] 6/25 contract [3] 45/10 47/22 49/25 contracting [1] 49/12</p>	<p>contractor [8] 43/9 44/14 46/3 46/4 50/6 51/21 63/8 63/9 contractors [4] 45/15 45/25 47/13 47/24 contracts [1] 19/12 contributing [3] 39/20 50/22 50/23 contribution [3] 13/23 59/11 59/13 converging [1] 19/4 Copies [1] 7/16 corner [1] 10/22 Corporation [1] 39/24 corporations [1] 18/13 cost [2] 13/4 57/24 costs [1] 8/19 coterminous [1] 14/8 could [4] 30/14 35/18 35/19 47/16 Council [3] 2/10 16/14 21/25 count [1] 35/11 counted [2] 36/14 36/15 Counties [1] 16/15 countless [1] 24/19 country [3] 33/5 33/17 43/16 county [21] 5/20 12/17 12/19 12/20 17/4 18/14 18/17 21/16 23/6 23/12 29/13 29/15 30/5 31/12 31/13 34/16 34/19 35/2 37/5 39/15 51/13 County AMI [1] 12/20 couple [2] 44/23 54/5 Court [1] 1/18 Courtroom [1] 4/24 craft [1] 49/7 create [4] 21/12 26/3 50/14 60/14 created [2] 18/15 25/25 creating [1] 25/10 crippled [1] 17/19 crowded [1] 59/22 Ctd [1] 3/2 Cultural [1] 19/16 culture [1] 33/18 current [2] 7/21 19/9 currently [5] 10/8 10/23 13/6 13/14 14/16</p>	<p>27/24 28/15 28/18 34/4 38/6 38/8 46/15 51/24 54/18 57/6 57/14 58/6 59/15 61/15 61/22 62/7 63/2 developments [3] 28/6 28/13 58/8 develops [1] 10/17 deviates [1] 7/11 deviation [1] 7/20 did [8] 27/3 46/12 47/8 47/8 47/17 49/23 56/6 61/12 didn't [7] 27/5 33/3 36/4 41/2 47/17 49/6 52/11 differ [1] 17/18 difference [1] 63/14 different [3] 44/17 48/10 52/21 directly [1] 59/9 director [4] 4/4 15/2 51/7 60/12 disabilities [1] 33/9 disaster [2] 20/7 20/25 discrimination [1] 21/4 discriminatory [3] 19/22 19/24 20/11 discuss [1] 16/9 discussion [2] 16/19 16/21 disenfranchised [1] 18/19 disgrace [2] 20/10 20/11 disposed [1] 19/12 disrespectful [1] 61/17 district [10] 11/9 20/21 36/9 57/2 57/5 58/14 58/19 58/25 59/6 59/8 districts [1] 59/10 diverted [1] 61/12 do [29] 15/11 23/4 24/4 25/13 25/13 26/7 27/14 28/5 35/15 45/18 45/19 45/21 45/22 46/6 46/22 46/23 47/9 47/18 49/14 52/20 56/19 58/24 61/4 61/19 62/7 62/16 62/18 62/21 66/4 documents [2] 21/5 21/23 does [12] 20/23 22/2 28/2 30/2 37/3 38/11 38/18 45/4 57/3 57/4 57/23 59/5 doesn't [1] 33/18 doing [11] 18/2 20/18 43/20 43/21 45/23 46/2 46/3 48/8 49/2 61/7 62/20 dollar [2] 13/22 57/23 Don [2] 55/23 55/24 don't [21] 9/20 17/10 24/15 32/14 36/13 37/13 37/14 38/24 39/2 42/4 43/2 47/9 47/10 47/19 56/11 59/20 59/23 60/2 61/18 61/24 62/9 donation [2] 22/11 22/12 done [6] 23/17 26/25 28/10 30/15 34/4 53/19 door [2] 41/5 42/11 doors [2] 23/4 40/3 Doris [2] 2/17 25/20 double [1] 33/14 down [10] 11/11 24/12 25/17 30/11 38/14 38/22 41/5 48/6 48/12 65/2 downstairs [2] 9/20 25/4 downtown [4] 11/8 11/10 11/16 14/2 Drive [1] 28/20 driven [1] 33/19 drives [2] 15/20 15/21 driving [1] 61/9 due [1] 7/21 dump [1] 18/22 dumped [1] 60/5 dumping [1] 60/4 duration [1] 48/16 during [1] 8/10 duty [1] 28/5 dwellings [1] 57/15</p>
	<p>D</p> <p>Dan [1] 9/10 Daniel [1] 2/11 data [1] 57/17 date [2] 4/9 7/13 day [5] 4/22 31/6 39/22 48/14 66/13 deal [1] 40/12 dealership [1] 38/17 dealerships [1] 35/16 deals [1] 62/9 decades [1] 55/13 decide [1] 54/14 decision [1] 37/11 decrepit [1] 18/22 dedicated [1] 51/9 Deegan [3] 2/11 9/10 9/11 definitely [2] 23/24 42/2 delaying [1] 9/21 democrats [1] 56/2 dense [2] 36/23 36/24 dependent [1] 61/2 depression [1] 32/21 deputy [1] 4/4 Derek [3] 3/5 51/19 63/3 design [1] 55/22 determine [1] 17/7 develop [2] 29/17 30/9 developed [3] 23/8 30/24 30/25 developer [3] 10/16 22/16 27/21 developers [9] 18/12 26/2 26/17 26/19 26/22 27/9 28/8 42/5 54/11 developers' [1] 59/7 development [21] 2/4 4/21 5/13 25/9</p>	<p>E</p> <p>e-mailing [1] 8/11 each [1] 36/8 earlier [1] 14/15</p>

<p>E</p> <p>early [2] 46/12 55/8 earning [1] 11/22 East [1] 42/18 economic [2] 20/25 55/15 economically [1] 7/23 economy [4] 17/15 17/20 30/17 62/2 educate [1] 59/14 educating [1] 57/24 Edwards [2] 2/22 41/11 effects [1] 59/9 efforts [1] 52/16 eight [1] 39/15 either [3] 8/6 12/7 66/7 Elder [1] 51/6 elderly [1] 18/19 electricians [2] 52/12 53/12 electronically [1] 8/10 elephant [1] 38/10 Elliott [2] 2/13 37/19 else [7] 21/16 38/12 60/19 60/20 61/6 61/12 65/7 emergency [1] 31/7 employee [1] 16/4 employees [2] 48/14 64/4 empty [1] 24/2 enabled [2] 54/9 56/13 end [1] 50/24 ends [1] 49/10 endure [1] 26/12 enforcement [2] 35/22 35/24 enough [4] 22/13 42/3 42/10 42/19 enrollment [1] 36/3 ensure [1] 26/24 entail [1] 11/9 enter [1] 5/14 enterprises [1] 39/17 entire [2] 14/2 47/22 entity [1] 5/7 environmental [1] 34/9 equate [1] 57/24 equipment [2] 6/11 6/13 equivalent [1] 14/11 ESQ [1] 2/11 essence [1] 56/18 ESTELLA [14] 1/5 4/7 4/12 5/4 5/6 9/14 20/23 21/2 21/20 22/7 39/10 50/13 56/15 65/15 European [1] 32/23 even [8] 17/11 19/25 21/3 47/16 47/23 50/5 52/7 64/21 ever [3] 22/5 43/24 45/17 every [4] 28/14 39/22 43/16 64/11 everybody [5] 46/5 46/16 47/25 48/5 56/10 everyone [6] 15/22 19/14 21/9 38/12 43/7 65/11 everything [4] 25/17 32/11 50/24 60/5 everywhere [1] 57/12 evil [1] 25/23 exceed [1] 45/20 exceeds [1] 18/10 except [1] 39/8 executive [3] 4/4 51/7 60/11 exempt [1] 19/6 Exemption [1] 7/12 existing [3] 13/9 13/10 26/23 expect [1] 9/18 expecting [1] 28/12 expenditures [1] 40/16 experience [1] 30/2 exploited [1] 34/23 expressed [1] 12/17 extended [1] 27/2</p>	<p>extensions [1] 18/8 extent [1] 47/11</p> <p>F</p> <p>facility [6] 6/8 6/15 6/16 6/22 38/8 49/16 fact [2] 20/12 54/21 factors [1] 59/2 fair [1] 37/11 families [9] 15/15 30/13 30/20 30/21 36/8 36/10 64/17 64/18 64/23 family [7] 15/5 16/7 33/3 35/9 36/9 37/25 38/2 far [4] 18/10 29/21 30/17 62/19 Fasano [2] 9/16 29/11 fault [1] 38/15 favor [2] 8/5 18/3 February [5] 1/11 4/9 4/22 9/5 66/13 February 15th [1] 4/9 feel [1] 61/17 feet [4] 6/5 6/7 11/5 33/10 felt [1] 33/13 few [1] 38/24 fiduciary [1] 28/5 filed [1] 8/17 finally [2] 21/18 46/23 financial [7] 5/11 7/2 7/6 8/7 8/17 8/25 18/23 financially [1] 26/18 financing [1] 14/8 find [6] 45/14 49/17 50/17 50/25 54/3 64/21 fine [1] 42/7 finishes [1] 48/21 firm [2] 9/10 9/12 first [9] 11/5 27/3 30/4 31/16 35/7 41/14 47/3 47/3 49/23 fiscal [1] 17/17 five [5] 5/22 30/12 39/12 41/15 41/17 five-story [1] 5/22 fix [1] 38/15 fixtures [1] 6/11 floor [1] 11/5 Flushing [7] 23/6 23/7 23/8 23/16 24/5 24/19 24/25 follow [1] 45/23 following [1] 5/2 food [2] 15/20 25/5 foot [1] 5/23 force [1] 32/15 forced [1] 53/23 forces [1] 48/13 Forchelli [1] 9/11 Ford [1] 19/2 foregoing [1] 5/9 form [2] 7/3 7/7 formed [2] 5/7 5/8 former [2] 17/22 35/25 forms [1] 44/17 forthcoming [1] 42/17 forward [5] 51/24 53/8 54/14 59/25 61/20 found [3] 8/20 48/8 56/3 Foundation [1] 19/17 four [5] 36/10 36/22 39/12 41/15 64/23 Frank [2] 2/18 29/4 Franklin [2] 52/5 64/3 FREDERICK [2] 2/6 4/5 free [1] 53/3 freight [2] 31/20 31/21 front [6] 1/9 2/5 4/23 23/3 41/6 64/22 fulfill [3] 45/16 46/25 47/6 fulfilled [1] 45/11 fulfilling [2] 45/17 45/20 full [3] 13/19 26/20 48/15 full-time [2] 13/19 48/15</p>	<p>Fund [1] 39/24 funded [1] 54/8 funding [1] 13/15 fundraisers [1] 50/23 further [2] 6/17 66/7 future [2] 6/18 24/10</p> <p>G</p> <p>galvanize [1] 23/12 Garden [8] 19/5 27/24 36/23 42/10 42/11 42/13 42/17 63/19 Garry [2] 2/16 19/15 gave [2] 17/22 32/6 general [2] 4/19 58/2 generally [1] 10/19 generates [1] 24/24 gentrification [3] 41/4 54/24 55/5 gentrify [1] 40/22 Georgica [2] 10/3 10/14 get [14] 27/8 28/8 36/7 44/2 45/11 46/5 46/21 48/5 48/18 48/25 49/5 49/7 63/6 64/19 getting [4] 15/25 26/25 28/17 61/11 Giannakopoulos [3] 1/18 66/3 66/17 gifts [1] 32/14 give [6] 15/15 26/17 28/5 32/7 43/10 47/10 given [3] 4/16 55/14 66/6 gives [4] 17/4 18/8 48/22 50/16 giving [4] 19/22 33/14 53/3 59/7 go [17] 14/14 20/8 24/20 25/4 32/2 52/21 53/5 53/8 53/11 54/10 59/20 59/25 63/6 63/18 63/19 63/20 64/14 goes [4] 25/6 25/18 30/17 38/19 going [35] 12/6 12/7 13/5 13/10 24/12 30/6 30/21 35/8 36/8 36/15 36/25 37/2 46/13 46/22 47/4 47/5 54/13 55/7 55/20 57/22 58/13 59/13 59/14 59/25 60/20 61/25 62/2 62/3 63/11 63/17 63/21 63/22 63/24 64/8 64/11 golden [1] 27/19 good [13] 9/9 12/25 14/24 15/4 19/13 25/19 31/15 33/23 35/21 35/23 43/6 44/7 56/22 got [10] 27/4 30/20 49/18 50/9 50/10 50/12 64/5 64/16 64/17 64/22 gotten [2] 50/19 52/15 Governor [1] 56/6 grandfather [1] 32/24 grandfathers [2] 32/18 32/22 grandparents [1] 40/7 grant [4] 2/9 16/13 21/22 21/23 granted [1] 4/12 great [3] 18/24 18/25 48/10 Green [2] 10/3 28/23 groceries [1] 25/16 gross [1] 14/11 ground [1] 60/5 group [1] 31/7 groups [1] 51/17 growth [1] 61/21 guarantee [1] 54/15 Guatemalan [1] 32/25 guesstimate [1] 36/16 guesstimated [1] 36/22 guesstimates [1] 36/11 Guidelines [1] 7/12 guy [2] 33/7 61/8 guys [1] 41/21</p> <p>H</p> <p>had [17] 23/8 23/13 32/20 35/21 39/25 45/16 46/11 47/18 50/12 52/10 52/10 53/9 54/5 54/8 54/25 63/25 64/3 Hall [3] 4/24 9/7 17/22</p>
--	---	--

<p>H</p> <p>hand [1] 66/12</p> <p>handouts [1] 32/14</p> <p>happen [4] 43/13 64/15 64/25 65/4</p> <p>happened [3] 23/14 23/15 24/18</p> <p>happens [1] 48/17</p> <p>hard [1] 45/12</p> <p>hardly [1] 40/23</p> <p>Harrisburgs [1] 55/9</p> <p>has [35] 7/5 13/16 13/22 14/19 15/6 17/21 17/24 18/5 20/9 21/15 21/20 21/24 23/16 23/17 24/11 24/18 30/24 30/25 32/4 34/22 35/23 36/18 38/9 39/7 42/16 45/11 47/25 55/6 55/15 55/16 57/14 58/22 58/24 59/2 60/4</p> <p>Haulers [1] 31/19</p> <p>have [89]</p> <p>have LGI [1] 51/18</p> <p>have over [1] 52/14</p> <p>having [1] 24/2</p> <p>he [23] 23/9 32/25 33/4 33/5 33/6 33/7 33/8 33/9 33/12 33/13 33/15 33/16 33/16 33/18 46/11 52/24 53/2 54/8 61/9 61/10 61/12 61/12 61/13</p> <p>He's [1] 50/9</p> <p>headed [1] 40/25</p> <p>health [1] 15/20</p> <p>hear [1] 8/4</p> <p>hearing [11] 1/4 1/15 4/7 4/11 4/17 4/19 8/11 8/13 9/25 12/13 65/14</p> <p>heavy [4] 48/3 48/3 49/19 49/20</p> <p>Heights [1] 37/21</p> <p>held [3] 4/20 9/5 41/17</p> <p>Hello [1] 29/3</p> <p>help [6] 26/22 31/25 47/7 52/5 52/7 59/13</p> <p>helped [2] 32/5 52/9</p> <p>helping [3] 27/25 51/10 53/21</p> <p>helps [1] 15/21</p> <p>Hempstead [89]</p> <p>Hempstead have [1] 37/4</p> <p>Hempstead IDA [2] 4/3 17/5</p> <p>Hempstead with [1] 36/21</p> <p>Henry [1] 30/10</p> <p>her [1] 56/7</p> <p>here [40] 4/6 4/10 9/14 9/19 9/22 9/24 10/20 13/2 13/4 14/18 15/4 15/18 16/7 23/3 24/4 25/21 27/12 27/22 28/3 34/6 38/16 40/17 40/18 40/23 41/8 42/5 42/10 42/19 42/21 42/23 43/8 51/18 51/19 51/21 51/22 52/24 53/23 53/24 60/17 60/24</p> <p>hereby [2] 4/16 66/4</p> <p>hereunto [1] 66/12</p> <p>Hi [2] 22/25 60/10</p> <p>high [6] 10/7 13/3 13/3 13/8 19/20 55/18</p> <p>high-quality [3] 10/7 13/3 13/8</p> <p>higher [3] 12/18 12/21 38/12</p> <p>higher AMI [1] 12/21</p> <p>him [3] 33/11 33/14 54/7</p> <p>himself [1] 33/9</p> <p>hire [7] 47/25 48/3 48/4 48/20 49/3 50/2 52/18</p> <p>hiring [2] 45/25 50/3</p> <p>his [9] 33/3 33/10 33/17 33/17 48/23 53/15 55/24 55/25 61/8</p> <p>historical [1] 57/17</p> <p>history [2] 20/6 43/11</p> <p>hit [1] 29/17</p> <p>Hochul [2] 56/6 56/7</p> <p>hold [2] 62/10 62/12</p> <p>holding [1] 64/7</p> <p>holistically [1] 58/10</p> <p>home [4] 31/8 35/9 40/8 64/16</p>	<p>homeowner [1] 34/7</p> <p>homeowners [4] 15/7 20/13 20/15 20/17</p> <p>homes [1] 36/9</p> <p>hoping [1] 23/10</p> <p>house [11] 20/6 26/25 29/6 29/10 31/5 31/6 62/24 63/12 64/18 64/22 64/24</p> <p>household [1] 34/19</p> <p>houses [3] 15/11 27/20 28/18</p> <p>housing [38] 1/5 4/8 4/12 5/4 5/7 6/21 10/8 10/11 10/13 10/16 11/4 11/15 13/9 15/3 15/15 16/6 16/9 20/14 29/13 29/17 29/20 29/21 29/23 30/12 31/8 31/10 34/24 37/5 39/23 40/19 41/2 41/3 41/4 42/7 42/25 54/20 55/4 65/15</p> <p>how [21] 16/9 23/8 26/6 26/8 26/9 33/15 33/15 33/18 39/9 44/19 55/5 55/20 57/3 57/4 57/21 57/23 58/13 59/5 60/14 61/2 61/19</p> <p>Huddleston [2] 3/4 60/11</p> <p>hundred [2] 13/18 57/15</p> <p>hypocrite [1] 55/23</p> <p>I</p> <p>I'll [1] 4/13</p> <p>I'm [49] 4/4 4/5 9/14 14/25 15/4 15/10 16/3 17/2 19/15 23/2 23/20 23/21 25/19 29/2 29/4 30/23 31/17 31/17 31/20 31/23 32/16 33/7 33/20 34/6 34/8 35/6 35/25 37/19 39/22 40/5 40/18 41/11 41/20 41/21 43/8 51/6 54/6 58/4 58/7 60/7 60/11 60/22 61/15 61/16 62/13 62/25 63/4 63/7 63/13</p> <p>I've [14] 15/7 15/10 15/12 25/20 29/9 29/10 29/14 30/18 38/3 51/13 51/15 54/7 62/11 63/9</p> <p>IDA [6] 4/3 17/5 18/8 28/4 28/21 37/9</p> <p>idamail [1] 8/12</p> <p>idea [2] 46/2 60/13</p> <p>ideas [1] 61/25</p> <p>imagine [1] 29/22</p> <p>impact [1] 34/9</p> <p>implementation [1] 42/16</p> <p>implemented [1] 46/18</p> <p>implements [1] 46/10</p> <p>imploing [1] 28/4</p> <p>importantly [1] 13/21</p> <p>Improvements [2] 6/10 6/15</p> <p>in-house [1] 62/24</p> <p>incentive [1] 25/25</p> <p>included [1] 16/20</p> <p>including [4] 9/2 10/12 16/18 51/17</p> <p>income [11] 11/17 11/19 12/2 12/10 12/16 30/23 34/15 34/17 34/19 37/5 41/3</p> <p>incomes [2] 11/21 12/13</p> <p>Incorporated [8] 17/5 34/7 34/20 35/3 35/13 36/5 36/20 37/3</p> <p>increased [2] 58/23 58/24</p> <p>Independent [4] 9/17 10/2 10/5 10/24</p> <p>individual [2] 34/15 34/18</p> <p>individuals [3] 11/22 16/10 19/4</p> <p>INDUSTRIAL [3] 2/4 4/21 5/13</p> <p>infrastructure [1] 13/24</p> <p>Inghram [1] 61/9</p> <p>initially [1] 6/23</p> <p>initiative [1] 39/16</p> <p>injustice [1] 28/21</p> <p>insist [1] 52/18</p> <p>instead [1] 7/16</p> <p>intent [2] 21/5 45/23</p> <p>interest [1] 5/16</p> <p>interested [1] 66/10</p> <p>interesting [1] 12/12</p> <p>interests [1] 17/8</p> <p>intermediate [1] 44/12</p>	<p>internal [1] 46/18</p> <p>international [1] 43/14</p> <p>inundated [1] 27/13</p> <p>invest [1] 55/21</p> <p>investment [1] 11/10</p> <p>involved [6] 29/9 38/3 39/14 43/23 50/18 59/3</p> <p>ironic [1] 55/5</p> <p>is [152]</p> <p>is a [1] 4/6</p> <p>Island [7] 10/10 10/18 15/10 16/3 21/24 56/9 64/20</p> <p>isn't [1] 48/18</p> <p>issue [2] 40/9 45/17</p> <p>it [73]</p> <p>it's [41] 4/2 12/6 13/5 13/5 13/10 13/19 16/16 22/4 22/15 22/24 24/8 24/9 25/2 25/3 25/10 25/23 26/8 30/2 30/6 31/16 31/19 31/22 34/20 36/7 37/15 37/15 38/12 42/8 42/24 46/19 48/10 50/5 53/21 54/19 58/13 58/16 58/21 59/21 60/3 62/23 65/13</p> <p>its [2] 5/10 18/10</p> <p>itself [1] 5/6</p> <p>J</p> <p>jail [2] 51/13 61/7</p> <p>Jamal [2] 2/20 56/23</p> <p>Jeffreys [1] 27/8</p> <p>Jeremy [2] 2/23 43/7</p> <p>job [10] 15/23 48/13 48/15 48/25 49/5 49/8 49/12 50/5 50/12 62/19</p> <p>jobs [32] 13/18 13/19 15/23 25/10 26/3 30/24 30/25 35/16 44/14 44/17 44/18 44/18 44/20 48/22 48/25 49/13 52/2 52/15 52/19 52/21 52/25 56/15 56/16 58/11 60/12 60/14 60/23 60/25 60/25 61/14 62/2 62/15</p> <p>Johnson [1] 54/24</p> <p>joint [3] 9/25 10/4 10/14</p> <p>Julia [3] 1/18 66/3 66/17</p> <p>jumping [2] 38/14 38/21</p> <p>just [13] 14/19 16/17 25/2 33/8 39/2 45/13 47/6 50/19 52/21 56/7 58/10 58/17 64/6</p> <p>justice [1] 20/4</p> <p>K</p> <p>Katherine [1] 2/16</p> <p>keep [9] 24/2 32/12 34/23 35/18 35/19 39/2 59/4 64/7 64/10</p> <p>keeping [2] 56/4 62/19</p> <p>Keith [1] 61/8</p> <p>kept [1] 14/5</p> <p>Kevin [2] 2/19 31/16</p> <p>key [1] 11/15</p> <p>kids [2] 24/4 24/5</p> <p>kills [1] 55/4</p> <p>kind [4] 16/9 22/18 23/23 44/12</p> <p>King [1] 28/19</p> <p>Kitchen [1] 23/2</p> <p>knocking [1] 64/25</p> <p>know [23] 9/20 23/8 23/11 24/16 25/7 26/7 28/7 29/24 30/20 34/3 36/18 41/21 44/2 44/4 46/14 49/17 54/7 55/19 57/11 57/12 57/14 58/15 59/21</p> <p>knowing [2] 15/14 44/4</p> <p>knowledge [1] 56/18</p> <p>known [2] 10/15 54/7</p> <p>knows [1] 21/9</p> <p>L</p> <p>labor [1] 16/23</p> <p>laborers [1] 52/13</p> <p>lack [1] 40/19</p>
--	---	---

<p>L</p> <p>lacking [1] 16/10</p> <p>LaMont [1] 54/24</p> <p>land [7] 5/18 5/21 6/14 22/21 22/23 24/21 30/14</p> <p>last [4] 29/8 29/10 53/8 55/2</p> <p>lasting [1] 18/6</p> <p>latitude [1] 46/17</p> <p>law [4] 4/19 9/10 9/12 18/17</p> <p>lawsuit [2] 42/15 42/15</p> <p>lawsuits [1] 28/23</p> <p>lawyer [1] 28/25</p> <p>leader [1] 25/21</p> <p>Leadership [2] 51/7 62/14</p> <p>learn [1] 49/6</p> <p>learned [1] 32/9</p> <p>least [6] 13/18 28/15 35/18 36/18 57/16 58/22</p> <p>leave [3] 53/23 59/19 60/9</p> <p>left [1] 43/3</p> <p>leg [1] 17/21</p> <p>legislator [1] 28/25</p> <p>less [1] 17/15</p> <p>less-than-stellar [1] 17/15</p> <p>let [4] 52/2 54/5 58/17 63/11</p> <p>let's [3] 25/22 64/13 64/24</p> <p>level [2] 14/5 14/6</p> <p>levels [2] 11/18 11/19</p> <p>levy [2] 58/18 58/18</p> <p>levying [1] 59/2</p> <p>LGI [1] 51/18</p> <p>liability [1] 5/5</p> <p>lie [1] 17/13</p> <p>lifts [1] 25/8</p> <p>like [28] 14/3 14/20 16/6 16/22 19/4 22/17 28/23 31/17 31/19 31/23 31/24 31/25 32/11 32/21 32/23 33/8 33/13 33/18 41/5 48/14 51/23 53/7 53/14 53/16 61/15 61/17 64/20 65/7</p> <p>like ADHD [1] 32/21</p> <p>limit [1] 26/10</p> <p>limited [1] 5/5</p> <p>Lin [2] 2/15 22/25</p> <p>line [1] 9/19</p> <p>little [3] 32/2 43/10 62/9</p> <p>live [11] 12/10 17/10 24/5 32/6 37/12 53/24 54/4 57/9 57/10 57/11 59/15</p> <p>lived [1] 15/6</p> <p>lives [2] 16/5 16/7</p> <p>living [11] 9/17 10/3 10/6 10/24 12/22 12/24 12/25 25/3 31/12 64/18 64/23</p> <p>LLC [5] 1/5 4/8 4/12 5/4 5/7</p> <p>local [14] 4/23 9/6 43/15 43/17 45/8 47/25 48/19 49/4 49/20 50/3 50/5 50/6 51/10 53/22</p> <p>locally [5] 47/6 48/4 48/4 48/20 52/18</p> <p>locals [1] 49/4</p> <p>located [1] 5/18</p> <p>locations [1] 10/9</p> <p>LODATO [2] 1/15 4/3</p> <p>long [12] 10/10 10/18 15/10 21/24 40/14 41/12 44/5 44/10 44/21 49/13 56/8 64/19</p> <p>long-term [3] 41/12 44/10 49/13</p> <p>longer [2] 40/7 44/18</p> <p>longer-term [1] 44/18</p> <p>longevity [1] 50/16</p> <p>Longo [2] 2/23 43/7</p> <p>look [13] 22/17 23/9 23/16 24/19 32/13 34/18 44/11 57/21 57/22 58/3 58/9 58/13 65/2</p> <p>looking [7] 4/6 14/9 24/16 35/5 35/6 39/21 58/11</p> <p>loss [3] 20/19 20/21 20/22</p>	<p>lost [1] 20/9</p> <p>lot [17] 16/6 23/5 29/17 32/21 33/11 38/18 44/7 44/14 44/19 45/3 45/18 45/21 48/17 51/2 54/8 60/15 60/16</p> <p>lots [3] 17/23 17/25 24/2</p> <p>low [3] 31/23 37/4 41/2</p> <p>lower [1] 12/21</p> <p>Luther [1] 28/19</p> <p>M</p> <p>made [5] 11/21 17/24 18/16 47/5 47/14</p> <p>mail [1] 47/8</p> <p>mailing [1] 8/11</p> <p>Main [4] 5/18 9/15 10/22 41/5</p> <p>mainly [1] 23/6</p> <p>major [1] 49/2</p> <p>make [19] 16/17 16/19 22/17 22/17 24/8 33/2 33/12 35/17 37/11 39/16 46/17 46/19 53/4 61/5 62/6 64/13 64/15 64/24 65/3</p> <p>making [2] 12/24 45/14</p> <p>male [1] 30/13</p> <p>Mall [1] 28/24</p> <p>man [1] 53/14</p> <p>managed [1] 6/24</p> <p>many [14] 19/16 26/6 26/8 26/9 27/7 29/15 29/15 31/9 31/11 42/14 43/11 53/13 53/22 57/10</p> <p>market [1] 13/12</p> <p>marriage [1] 66/8</p> <p>married [1] 37/24</p> <p>Martin [1] 28/19</p> <p>Master [1] 23/2</p> <p>material [1] 48/6</p> <p>matter [5] 1/3 52/25 60/12 62/15 66/11</p> <p>matters [1] 5/3</p> <p>may [2] 8/8 12/20</p> <p>maybe [3] 48/18 57/7 57/16</p> <p>mayor [2] 17/22 27/23</p> <p>MBE [1] 45/9</p> <p>MBE/WBE [1] 45/9</p> <p>me [8] 9/16 24/9 32/5 40/5 52/2 54/5 58/17 63/11</p> <p>Meadow [1] 42/18</p> <p>mean [2] 40/4 40/22</p> <p>meaning [4] 11/25 12/22 14/12 44/22</p> <p>meanings [1] 33/15</p> <p>means [2] 38/25 39/6</p> <p>median [3] 12/15 34/15 34/17</p> <p>meeting [4] 9/4 9/5 55/2 65/8</p> <p>meetings [4] 41/17 41/20 41/25 60/16</p> <p>member [2] 19/16 35/25</p> <p>members [3] 8/15 8/23 16/8</p> <p>mentioned [1] 58/15</p> <p>metropolis [1] 23/19</p> <p>MICHAEL [1] 1/15</p> <p>might [1] 35/22</p> <p>Mike [1] 4/2</p> <p>million [15] 11/9 13/5 13/22 20/9 20/20 20/22 21/22 21/23 22/12 22/21 22/23 55/14 58/21 58/21 59/11</p> <p>millions [2] 17/24 58/17</p> <p>mind [1] 59/4</p> <p>Minister's [1] 37/23</p> <p>minority [1] 39/17</p> <p>minutes [2] 8/12 54/5</p> <p>misrepresented [1] 54/19</p> <p>mixed [1] 6/20</p> <p>mixed-use [1] 6/20</p> <p>mobile [1] 15/19</p> <p>money [7] 19/3 24/8 24/24 25/15 31/24 39/9 61/25</p> <p>month [3] 40/24 41/7 55/19</p> <p>morally [1] 19/25</p> <p>more [21] 20/14 21/15 26/8 26/13 27/14</p>	<p>27/16 27/17 28/17 34/10 34/11 36/23 40/2 40/3 42/5 42/20 44/9 44/9 50/14 54/5 60/2 62/23</p> <p>morning [9] 9/9 14/24 15/4 19/13 25/19 31/15 33/23 43/6 56/22</p> <p>most [6] 23/6 24/20 36/13 38/23 41/9 57/8</p> <p>mothers [1] 40/6</p> <p>move [7] 25/11 31/10 49/9 49/10 51/24 54/14 61/19</p> <p>moves [1] 48/21</p> <p>Mr [1] 9/16</p> <p>Ms [1] 39/8</p> <p>much [10] 17/17 24/24 37/15 37/16 38/8 38/11 39/9 43/5 57/21 65/11</p> <p>Muhammad [2] 2/25 54/17</p> <p>multifamily [1] 6/20</p> <p>Municipal [1] 4/19</p> <p>must [3] 21/17 22/7 37/8</p> <p>MWBE [1] 39/14</p> <p>my [38] 9/9 15/5 16/7 16/25 19/15 22/25 23/7 24/4 24/5 25/23 29/3 29/19 30/2 31/16 32/18 32/22 32/23 33/7 33/23 35/10 37/18 38/2 39/16 43/12 51/5 51/24 52/24 53/25 54/16 56/22 59/17 60/8 60/10 62/4 63/3 63/12 65/4 66/12</p> <p>N</p> <p>name [19] 9/10 16/25 19/15 20/3 22/25 29/3 33/24 36/4 37/18 51/5 54/16 55/24 55/25 56/7 56/22 59/17 60/10 61/8 63/3</p> <p>narrative [1] 55/4</p> <p>Nassau [19] 5/20 12/17 12/19 16/15 17/4 18/14 18/17 21/16 23/12 29/12 29/16 30/10 31/12 34/17 34/19 35/2 37/5 39/15 51/13</p> <p>nature [2] 7/21 58/12</p> <p>necessary [2] 6/12 25/23</p> <p>Neck [2] 18/24 18/25</p> <p>need [10] 19/10 27/14 29/12 29/20 38/21 40/10 42/4 60/2 62/18 64/25</p> <p>needed [2] 22/3 23/25</p> <p>needs [1] 14/6</p> <p>negotiated [1] 23/22</p> <p>neighbor [1] 36/23</p> <p>neighborhoods [1] 18/24</p> <p>never [7] 23/13 30/15 31/24 32/13 45/16 60/18 60/20</p> <p>new [24] 1/9 2/5 4/18 4/25 5/4 5/20 9/8 9/13 10/10 10/19 13/8 16/5 16/6 17/25 21/7 21/11 21/12 28/12 28/14 46/14 46/16 52/22 52/24 66/4</p> <p>Newburger [2] 2/9 16/13</p> <p>newspapers [1] 53/17</p> <p>next [1] 42/11</p> <p>no [14] 10/25 19/8 24/3 24/13 29/23 40/3 40/7 46/15 50/20 53/10 60/2 63/17 65/9 66/10</p> <p>nobody [3] 24/12 39/7 40/12</p> <p>non [1] 10/6</p> <p>non-for-profit [1] 10/6</p> <p>noncompliance [1] 19/11</p> <p>none [1] 40/22</p> <p>nonprofit [2] 22/20 22/20</p> <p>norm [1] 18/7</p> <p>North [1] 64/3</p> <p>not [55] 7/23 13/6 13/25 17/11 17/21 19/21 20/23 22/2 22/13 22/19 23/20 24/4 24/9 25/2 25/9 25/13 25/13 27/22 28/3 28/5 29/2 30/24 31/22 34/11 35/15 35/20 35/23 36/14 37/11 38/8 38/15 38/19 39/4 39/5 39/21 39/25 40/20 42/17 44/22 45/13 46/23 47/6 50/5 51/8 52/20 56/19 57/9 57/10 58/4 58/10 58/23 60/7 61/17 64/11 66/7</p>
--	---	---

<p>N</p> <p>not-for-profit [2] 39/25 51/8</p> <p>Notary [1] 66/3</p> <p>note [1] 12/13</p> <p>noted [2] 13/13 65/19</p> <p>nothing [6] 23/15 23/18 24/12 24/18 58/24 63/22</p> <p>NOTICE [3] 1/3 4/13 4/16</p> <p>notorious [1] 18/18</p> <p>now [24] 4/13 14/17 15/10 15/24 23/6 23/16 23/18 23/20 24/18 24/22 26/8 30/7 31/17 31/22 35/16 49/11 50/12 52/12 53/25 54/13 55/23 61/7 61/9 63/13</p> <p>number [3] 26/11 35/12 48/9</p> <p>numbers [5] 12/18 36/17 36/21 36/22 39/21</p>	<p>play [1] 54/21</p> <p>plumbing [3] 49/2 49/3 49/11</p> <p>plus [1] 18/5</p> <p>point [3] 21/18 48/12 64/19</p> <p>pointed [1] 14/15</p> <p>points [1] 37/10</p> <p>policies [1] 32/16</p> <p>Policy [3] 7/12 7/13 7/21</p> <p>politically [1] 18/20</p> <p>poor [1] 18/18</p> <p>population [1] 36/12</p> <p>Portuguese [1] 32/22</p> <p>position [2] 51/25 61/4</p> <p>positive [1] 34/5</p> <p>posted [1] 8/13</p> <p>predominantly [1] 33/6</p> <p>preference [1] 12/8</p> <p>premature [1] 21/19</p> <p>prepared [1] 53/4</p> <p>present [2] 2/8 55/3</p> <p>presented [1] 54/20</p> <p>president [2] 29/4 37/22</p> <p>pretty [2] 33/6 44/21</p> <p>prevailing [1] 16/21</p> <p>prey [1] 18/21</p> <p>preying [1] 18/18</p> <p>pride [1] 15/13</p> <p>prideful [1] 32/10</p> <p>primarily [1] 35/14</p> <p>principals [1] 5/6</p> <p>prior [1] 8/10</p> <p>probably [2] 57/9 57/15</p> <p>problem [6] 30/18 38/13 46/20 62/4 62/23 63/18</p> <p>proceed [1] 47/4</p> <p>produce [1] 15/12</p> <p>producing [2] 10/25 14/17</p> <p>products [1] 29/22</p> <p>professional [1] 52/13</p> <p>proffered [1] 39/8</p> <p>profit [3] 10/6 39/25 51/8</p> <p>program [6] 14/25 29/24 30/9 32/3 46/19 47/14</p> <p>programs [2] 50/9 54/9</p> <p>project [69]</p> <p>projects [18] 10/17 19/10 22/7 34/4 43/12 44/2 45/4 48/11 52/22 53/7 60/18 61/11 61/23 63/17 63/20 63/21 63/24 64/12</p> <p>prominent [1] 16/8</p> <p>promote [1] 47/19</p> <p>pronounce [1] 56/6</p> <p>proof [1] 30/3</p> <p>proper [2] 22/9 22/14</p> <p>properties [1] 52/6</p> <p>property [9] 6/12 7/4 7/8 7/22 10/21 14/16 39/5 55/17 55/20</p> <p>proposal [1] 11/3</p> <p>propose [1] 20/2</p> <p>proposed [6] 7/10 7/14 7/17 7/20 8/20 9/2</p> <p>protesting [1] 38/22</p> <p>provide [7] 7/2 7/6 10/11 13/6 15/23 22/13 49/15</p> <p>providing [2] 10/7 44/13</p> <p>public [13] 1/4 4/7 4/11 4/17 8/15 9/23 9/25 56/24 57/3 57/25 58/5 58/20 66/3</p> <p>purchasing [1] 46/4</p> <p>purpose [1] 26/16</p> <p>pursuant [2] 4/17 11/7</p> <p>push [1] 42/6</p> <p>pushing [1] 42/6</p> <p>put [14] 21/20 22/16 25/9 41/22 42/8 42/11 45/15 46/24 47/13 49/21 52/16 61/4 64/14 64/16</p>
<p>O</p> <p>o'clock [1] 41/17</p> <p>Oaks [2] 52/3 52/4</p> <p>observing [1] 65/13</p> <p>obviously [1] 43/19</p> <p>occupancy [1] 26/20</p> <p>occurred [1] 46/15</p> <p>off [6] 10/24 14/16 17/24 26/14 39/5 61/10</p> <p>offer [1] 60/19</p> <p>Officer [1] 1/15</p> <p>offices [2] 43/15 43/17</p> <p>officials [1] 42/22</p> <p>offsprings [1] 24/10</p> <p>okay [5] 24/22 25/9 27/14 36/19 65/10</p> <p>old [3] 4/24 28/16 38/7</p> <p>older [1] 61/18</p> <p>once [2] 32/25 50/17</p> <p>one [18] 5/21 6/2 11/12 11/24 12/12 16/2 26/11 28/9 28/9 30/9 32/22 33/10 50/20 54/2 54/2 57/8 62/11 64/23</p> <p>one-bedroom [3] 6/2 11/12 11/24</p> <p>one-bedrooms [1] 57/8</p> <p>ones [1] 27/9</p> <p>only [5] 13/25 25/9 27/9 40/10 61/3</p> <p>open [2] 4/7 15/25</p> <p>opened [2] 23/4 40/2</p> <p>operated [1] 6/23</p> <p>operates [1] 10/18</p> <p>operating [2] 48/24 49/15</p> <p>opinion [3] 60/8 62/4 65/4</p> <p>opportunities [3] 24/6 60/23 61/14</p> <p>opportunity [7] 8/16 26/18 46/5 49/5 49/18 50/11 50/15</p> <p>oppose [3] 42/2 56/10 60/7</p> <p>opposed [2] 8/6 34/16</p> <p>options [1] 10/11</p> <p>oral [1] 8/4</p> <p>organization [2] 51/9 52/25</p> <p>organizations [1] 51/14</p> <p>oriented [1] 6/19</p> <p>originally [2] 25/24 49/6</p> <p>OSHA [1] 53/3</p> <p>other [16] 10/14 18/23 19/9 20/15 20/24 21/21 22/7 27/17 29/23 32/16 38/18 38/20 51/17 51/22 54/2 59/2</p> <p>our [23] 15/2 15/23 16/2 16/10 23/4 26/4 34/13 34/22 36/12 36/23 37/14 37/25 40/15 43/17 46/17 46/18 47/2 47/3 47/15 49/22 49/25 52/20 55/17</p> <p>ourselves [1] 59/5</p> <p>out [15] 14/15 15/18 16/7 19/22 21/14 21/18 28/2 33/4 43/3 47/2 47/12 49/14 49/17 55/16 61/6</p> <p>outcome [1] 66/10</p> <p>outcomes [1] 34/6</p>	<p>P</p> <p>paid [1] 63/12</p> <p>parcel [1] 5/17</p> <p>parents [1] 40/6</p> <p>park [1] 37/13</p> <p>parking [7] 6/9 17/23 17/25 24/2 27/4 64/21 64/21</p> <p>PAROLA [2] 2/6 4/5</p> <p>part [4] 9/22 21/2 46/20 54/21</p> <p>participate [1] 43/19</p> <p>particular [1] 11/18</p> <p>parties [1] 66/8</p> <p>partner [4] 10/15 15/16 35/15 57/18</p> <p>partnered [2] 51/16 52/17</p> <p>past [3] 23/17 30/3 37/22</p> <p>pastor [1] 37/20</p> <p>Pavilion [1] 9/7</p> <p>pay [8] 12/9 22/21 22/23 35/8 38/11 40/23 43/2 55/19</p> <p>paying [3] 24/23 57/22 63/13</p> <p>payment [1] 7/17</p> <p>payments [1] 14/10</p> <p>peak [1] 19/21</p> <p>pending [1] 19/9</p> <p>people [74]</p> <p>people's [1] 40/5</p> <p>percent [15] 12/10 12/19 14/11 14/12 26/14 27/16 45/10 47/22 47/24 47/25 49/3 50/3 50/4 54/23 57/7</p> <p>percents [1] 26/21</p> <p>perform [1] 44/2</p> <p>permanent [3] 31/8 48/22 56/5</p> <p>person [3] 33/20 34/25 35/2</p> <p>personal [2] 6/12 30/2</p> <p>personally [1] 39/14</p> <p>persons [1] 8/5</p> <p>Phillip [2] 2/13 37/19</p> <p>phonetic [3] 28/19 29/2 55/9</p> <p>physically [2] 17/19 47/18</p> <p>pick [1] 33/11</p> <p>picture [1] 65/3</p> <p>piece [1] 10/21</p> <p>PILOT [17] 7/9 7/10 7/14 7/17 7/24 9/3 14/6 14/9 20/2 20/5 20/18 21/19 26/12 26/16 27/2 35/11 58/6</p> <p>PILOTS [30] 17/13 17/19 18/4 18/5 18/9 18/11 18/14 19/23 19/24 20/7 20/24 21/6 21/11 21/21 25/23 25/24 26/6 26/11 26/21 27/8 35/6 35/13 36/7 39/5 42/3 57/20 57/21 58/8 59/7 60/2</p> <p>place [9] 8/4 13/15 23/10 38/5 38/7 38/9 54/4 62/5 62/18</p> <p>plan [4] 13/2 13/11 21/3 54/22</p> <p>planned [2] 13/4 55/7</p> <p>planning [1] 55/12</p> <p>Please [3] 42/8 43/2 60/2</p> <p>pledged [1] 13/22</p> <p>plots [1] 30/14</p>

P	<p>review [4] 10/25 14/13 20/10 38/16 Reverend [1] 32/3 review [1] 8/16 revisited [1] 19/10 revolving [1] 18/9 rid [1] 27/4 right [18] 14/17 17/7 21/14 23/3 25/12 25/16 26/8 31/17 31/22 36/19 42/11 43/4 47/9 48/11 51/22 53/25 57/25 59/24 rising [1] 25/8 Riverhead [1] 15/2 roadblocks [1] 29/18 Robinson [3] 2/12 9/18 14/25 Rockville [3] 27/24 42/18 63/18 roll [2] 26/15 39/6 rolls [2] 10/25 14/16 room [2] 38/11 40/4 round [2] 47/3 49/23 row [1] 58/22 rules [1] 47/10 running [3] 13/20 31/23 48/13 RXR [2] 17/23 23/15</p>	<p>Sharpe [2] 2/17 25/20 sheet [1] 35/6 Shelly [2] 2/21 33/24 shelter [1] 14/12 shipping [2] 31/20 31/21 shop [2] 15/25 38/5 short [4] 44/9 44/20 44/21 44/22 short-term [3] 44/9 44/20 44/21 shorter [1] 44/18 shorter-term [1] 44/18 should [4] 13/13 33/15 33/16 63/6 show [2] 21/5 21/13 shows [1] 20/6 side [1] 62/9 since [6] 24/17 38/9 43/24 55/7 55/8 63/7 single [3] 30/13 35/9 36/9 sir [2] 33/22 41/10 site [1] 15/2 sites [1] 52/22 six [2] 39/12 58/22 size [1] 33/7 skill [1] 49/7 skills [1] 52/11 sky [1] 55/18 slash [2] 11/14 28/25 slew [1] 18/15 slumlords [1] 18/15 smaller [2] 46/3 46/4 smartest [1] 32/20 so [58] 9/24 12/12 12/18 12/18 14/9 14/18 16/3 18/13 19/7 20/3 22/11 24/24 29/19 31/3 31/14 31/20 32/23 33/16 33/19 33/20 36/14 36/15 36/17 37/2 38/11 39/20 40/18 41/20 41/21 41/24 42/9 44/4 45/9 45/10 45/12 46/5 47/21 48/2 48/8 48/24 48/25 49/8 49/11 49/11 49/11 49/11 50/4 50/23 52/22 57/20 58/3 59/4 60/8 62/23 62/24 64/12 64/14 64/15 so-and-so [2] 49/11 49/11 so-called [2] 18/13 22/11 social [4] 27/13 27/16 27/18 28/6 solvent [1] 26/19 some [14] 19/3 22/18 23/23 35/19 35/20 38/25 43/22 44/8 44/9 44/10 45/2 48/12 53/9 64/14 somebody [3] 48/20 50/7 50/8 someone [1] 58/15 something [9] 23/11 23/13 23/22 23/23 23/25 46/10 56/4 61/6 61/12 sometimes [7] 44/20 45/24 46/20 46/21 48/10 49/16 50/14 son [2] 52/24 54/2 sons [2] 53/25 54/2 South [1] 52/4 space [3] 6/7 6/8 11/6 spaces [1] 6/9 speak [3] 43/8 44/10 65/7 speaking [2] 16/3 31/17 specifically [1] 18/21 spend [1] 25/14 spent [1] 51/12 square [6] 5/22 6/5 6/7 11/5 38/7 38/8 stand [2] 17/21 20/23 start [2] 35/5 46/13 started [8] 29/14 43/22 52/24 53/14 53/15 60/13 61/10 61/13 state [5] 4/18 13/15 45/6 45/14 66/4 stated [1] 8/3 states [3] 33/2 33/13 43/16 station [1] 41/6 stay [4] 32/12 40/21 43/25 44/5 stays [1] 44/3 STD [1] 15/21</p>
Q	<p>quality [5] 10/7 13/3 13/8 15/11 29/22 Queens [2] 36/24 64/20 question [2] 38/10 57/2 questionable [1] 22/4 questions [1] 37/8 quite [2] 32/20 33/4</p>	
R	<p>Races [1] 19/16 racial [2] 19/20 21/3 racist [1] 33/6 Ralph [8] 9/16 14/18 29/11 30/8 46/11 48/22 49/15 54/7 ramp [2] 48/11 48/11 ramping [1] 44/24 ran [1] 30/18 range [2] 11/17 11/19 rather [1] 24/11 RE [1] 1/5 reached [1] 47/12 read [1] 4/13 ready [2] 15/25 53/5 real [2] 7/4 7/8 really [11] 12/16 13/7 22/14 27/10 31/22 31/24 35/15 43/14 45/22 46/15 47/2 recall [1] 41/22 received [2] 14/13 26/25 record [7] 4/14 9/13 9/23 14/21 16/20 43/9 66/5 reduction [1] 39/7 regarded [1] 10/15 Reginald [3] 2/24 50/8 51/6 Regional [1] 21/25 regulated [1] 14/5 reject [3] 20/4 23/20 24/15 rejected [3] 21/17 21/24 22/8 related [1] 66/7 relationship [1] 50/21 relationships [2] 50/19 61/3 relief [1] 46/24 Renaissance [3] 23/14 51/20 63/4 renewed [1] 26/10 renovate [1] 26/22 rent [1] 14/12 rental [1] 5/24 rents [2] 14/4 41/8 represent [1] 9/14 representative [1] 8/2 representatives [1] 56/9 republicans [1] 56/2 requested [4] 7/5 8/7 8/25 41/16 requirement [3] 45/9 48/3 49/21 requirements [4] 45/5 45/7 45/16 45/20 requires [1] 14/4 resident [7] 15/5 16/4 17/2 25/20 33/25 34/6 41/12 residential [2] 5/24 6/6 residents [21] 10/9 12/3 13/9 13/11 15/12 15/13 15/24 16/2 17/8 18/3 20/16 21/8 27/11 28/3 28/21 28/24 29/25 31/11 36/17 37/7 37/12 resolution [1] 8/24 respective [1] 19/11 respond [1] 47/17 response [1] 65/9 responsible [2] 26/24 28/20 restoring [1] 34/12 result [1] 52/16 retain [3] 48/25 49/4 49/8 retire [1] 24/11</p>	
S	<p>sacrifice [1] 41/19 said [7] 16/7 19/6 39/4 41/3 47/17 61/15 66/6 sale [1] 17/25 sales [3] 35/19 38/16 40/15 Sallage [1] 28/25 same [2] 32/12 61/8 say [15] 14/20 19/8 41/2 42/24 46/22 46/24 52/2 52/14 55/25 57/8 59/19 60/24 62/13 62/25 63/11 saying [4] 23/20 25/8 58/4 58/7 says [1] 22/24 scam [1] 18/11 scared [1] 32/2 schedule [1] 7/17 school [13] 20/21 35/25 36/2 36/9 50/23 52/9 57/3 57/5 58/14 58/25 59/6 59/10 64/2 schools [7] 37/14 56/25 57/25 58/2 58/5 58/16 58/20 scope [1] 54/22 Scott [2] 2/20 56/23 Secondly [1] 42/2 security [1] 9/20 see [11] 14/18 16/22 28/11 51/23 59/10 60/16 60/19 60/20 61/19 61/23 61/24 seen [5] 15/9 15/11 15/12 61/6 62/11 Segregated [1] 18/17 selling [1] 43/3 sellouts [1] 42/25 sense [2] 15/13 35/18 separate [1] 49/14 Separately [1] 46/7 serve [2] 17/14 18/12 served [1] 38/3 service [5] 6/6 6/8 11/6 13/6 27/19 services [7] 10/12 15/20 27/14 27/17 28/6 29/23 29/25 serving [1] 10/9 set [2] 12/8 66/12 set-aside [1] 12/8 seven [4] 13/19 30/7 30/13 56/15 several [6] 30/25 51/14 51/16 51/21 53/16 53/17 sewage [2] 37/14 59/12 sewer [7] 13/24 21/22 21/23 22/2 22/9 22/12 22/14 Sey [2] 2/22 41/11 shape [1] 17/17 share [1] 40/15</p>	

S
stellar [1] 17/15
Stenographer [1] 1/18
still [2] 30/6 44/21
stood [1] 56/10
stop [3] 38/5 61/23 64/25
stopped [2] 27/8 53/19
stopping [1] 28/20
storefronts [2] 39/13 39/19
story [3] 5/22 52/23 55/11
Stream [2] 19/5 28/23
street [13] 1/9 2/5 4/23 5/18 9/7 9/15
 10/22 23/3 24/13 30/10 36/4 41/6 52/5
strong [1] 30/6
strongly [1] 20/4
studio [3] 6/2 11/12 11/21
studios [1] 57/7
stuff [1] 31/25
sub [1] 6/18
sub-subleased [1] 6/18
subcontractors [3] 47/13 48/7 49/22
subleased [2] 6/16 6/18
submitted [2] 5/10 8/9
subsidizing [3] 20/13 20/16 20/18
suburb [1] 36/25
suburban [1] 56/8
successful [5] 18/25 43/12 46/19 60/15
 61/5
such [4] 19/24 20/2 22/8 22/8
sucked [1] 55/16
suffered [1] 27/12
suffering [1] 19/23
Suffolk [7] 12/17 12/20 16/15 29/14
 29/15 30/5 31/12
Suozzi [3] 19/6 55/25 56/2
superintendent [2] 36/3 56/24
superintendent's [1] 6/4
supermarkets [1] 25/17
suppliers [2] 48/5 48/6
support [9] 6/6 10/12 16/6 25/16 31/3
 40/18 42/20 42/23 54/6
supporting [2] 25/5 25/12
supportive [1] 12/4
supposed [4] 31/19 62/6 62/8 62/21
sure [12] 16/17 16/19 23/21 30/23 41/20
 45/14 46/18 46/19 47/5 47/14 53/4 62/6
surrounding [1] 27/18
surviving [1] 24/8
syphoned [1] 55/15

T
take [8] 27/23 32/14 39/5 40/25 44/23
 56/19 57/20 62/8
taken [2] 38/9 46/11
taking [1] 53/20
talk [7] 4/11 9/24 10/20 34/24 38/23
 38/24 63/10
talking [5] 22/22 39/22 40/5 62/14 64/10
target [1] 12/2
targeted [1] 13/10
targeting [2] 10/12 12/6
targets [1] 12/5
tax [21] 7/11 10/24 14/16 18/4 20/10
 20/19 20/20 20/22 24/21 26/5 26/14
 28/6 28/7 28/8 28/16 28/17 35/19 39/6
 39/20 40/15 55/14
taxes [22] 7/4 7/8 14/14 25/2 35/8 35/10
 38/12 38/18 39/7 40/9 40/9 55/17 55/20
 57/21 58/14 58/16 58/23 63/10 63/11
 64/10 64/11 64/13
taxpayers [1] 15/7
teamed [1] 56/3
technically [1] 48/19
tell [5] 21/14 44/19 47/18 54/6 54/13

temporarily [6] 52/19 52/20 52/23 56/16
 60/25 61/2
ten [2] 7/16 27/22
tenants [2] 6/7 6/19
tend [4] 43/18 43/24 44/5 44/6
tension [1] 19/20
term [12] 7/8 7/15 7/24 14/8 41/12 44/9
 44/10 44/18 44/18 44/20 44/21 49/13
terms [4] 50/15 51/25 52/2 53/18
Terrace [1] 55/10
Terrana [1] 9/11
Terrell [2] 3/4 60/11
Terry [2] 2/14 16/25
testify [1] 4/15
testifying [1] 65/12
testimony [2] 29/19 66/6
testing [1] 15/21
than [9] 17/15 20/14 21/15 26/13 27/16
 27/17 36/23 38/12 62/24
thank [14] 4/15 16/12 16/24 31/14 33/21
 37/17 41/10 43/5 56/21 59/16 60/9 63/2
 65/11 65/15
that [174]
that's [28] 9/21 12/2 13/6 20/20 38/13
 38/15 38/20 40/24 41/7 46/9 48/9 49/2
 49/13 49/21 51/24 54/23 55/17 55/22
 57/17 59/13 59/16 60/8 61/25 62/2
 62/22 62/24 63/17 65/4
the AMI [1] 12/14
the IDA [2] 28/4 37/9
their [10] 12/10 15/15 19/11 27/6 30/4
 32/11 40/6 40/6 49/4 62/18
them [24] 8/11 9/18 17/10 17/18 20/25
 22/17 24/20 25/13 28/2 43/2 44/4 44/5
 45/15 46/23 46/25 49/19 53/3 60/19
 61/23 61/24 62/12 62/18 64/4 64/5
themselves [1] 22/17
then [6] 22/24 38/9 46/23 47/23 49/7
 49/8
there [33] 12/11 12/24 13/12 24/6 24/7
 25/3 25/17 26/6 26/9 26/10 29/12 29/13
 30/21 36/18 38/18 39/13 40/19 41/5
 45/5 45/6 47/15 50/21 51/19 52/6 52/8
 52/10 54/15 57/10 57/10 57/12 57/18
 63/16 63/24
there's [19] 9/19 13/3 23/21 29/19 36/10
 40/3 42/14 44/16 44/17 45/9 45/17
 45/21 45/24 46/7 48/2 59/11 63/19
 63/20 63/21
Therefore [2] 21/25 22/6
thereof [1] 6/13
these [31] 12/23 17/25 18/9 19/22 20/24
 21/11 22/6 31/9 31/11 35/5 36/6 36/21
 36/21 37/7 37/10 41/16 41/19 41/25
 44/19 45/15 46/22 47/12 48/24 49/19
 53/7 56/9 56/16 60/16 61/13 61/14 62/9
they [102]
they've [3] 34/4 55/12 55/13
thing [7] 27/3 41/14 41/22 44/12 52/8
 61/3 65/3
things [12] 12/12 39/3 43/21 44/11 45/2
 46/23 58/12 62/8 62/11 62/15 64/15
 64/24
think [14] 12/15 16/4 37/7 42/13 42/14
 46/14 50/15 50/24 59/24 62/10 62/17
 62/23 63/5 63/7
thirty [4] 7/9 7/15 7/25 9/3
this [95]
Thompson [2] 3/3 59/18
those [9] 10/4 12/9 12/13 39/18 45/11
 49/4 52/5 54/8 54/10
thought [3] 33/4 46/13 47/3
three [6] 35/7 36/7 36/10 51/15 64/17
 64/23
through [7] 38/17 39/10 40/16 48/23

51/15 61/13 61/14
throughout [1] 57/13
ticket [1] 27/19
tide [1] 25/8
Tiffany [5] 2/12 9/18 14/19 14/22 14/25
Tim [2] 2/15 22/25
time [14] 4/23 8/3 9/6 11/2 13/19 19/20
 22/8 22/9 26/19 31/14 31/16 48/15 51/4
 65/19
times [6] 36/22 38/7 38/7 48/17 53/17
 54/11
Title [1] 4/17
today [9] 9/16 9/19 9/22 15/4 39/8 42/16
 51/18 51/23 54/19
Today's [1] 4/9
together [4] 6/14 43/12 47/14 56/3
tohtml.org [1] 8/12
Tom [2] 19/6 55/24
too [2] 37/15 37/15
took [7] 22/22 27/7 30/10 38/5 38/6
 46/11 46/17
top [2] 47/23 48/2
total [1] 12/7
towards [1] 13/23
Tower [1] 19/2
TOWN [12] 2/4 4/3 4/20 4/24 4/25 5/12
 5/19 9/7 17/4 18/8 37/6 63/8
trades [3] 2/10 16/14 16/18
traffic [1] 59/23
train [1] 41/6
trained [3] 50/9 53/5 53/9
training [6] 15/23 50/10 53/2 53/3 54/9
 60/14
transaction [1] 5/14
transcribed [1] 8/13
transcript [1] 66/5
transit [1] 6/19
transit-oriented [1] 6/19
transitional [1] 31/7
translate [1] 12/20
travesty [1] 21/17
tremendous [1] 34/3
Triangle [1] 31/18
tried [4] 29/16 33/2 33/12 42/13
trucks [1] 61/10
true [1] 66/5
truly [1] 19/21
Trusty [1] 27/7
try [1] 59/25
trying [4] 38/14 42/23 42/24 63/6
turn [1] 17/24
turned [2] 23/18 30/11
twice [1] 36/24
Twin [2] 52/3 52/4
two [10] 6/3 10/4 11/13 11/24 30/14
 36/7 53/25 55/11 56/9 64/17
two-bedroom [2] 6/3 11/13
two-bedrooms [1] 11/24
type [1] 61/21
typically [1] 48/13

U
ultimately [3] 14/10 14/14 43/17
unable [1] 29/18
under [3] 19/24 20/18 46/15
underclass [1] 56/5
understand [8] 25/22 34/2 44/8 44/16
 50/2 57/6 63/15 64/7
understanding [1] 25/24
unfair [2] 59/21 60/4
Uniform [1] 7/11
union [2] 27/5 61/11
Uniondale [1] 9/13
unit [1] 6/4
United [3] 29/5 33/2 33/13

U
units [11] 5/25 11/4 11/11 11/12 11/12
11/13 11/14 12/4 12/7 20/14 21/12
unprecedented [1] 35/12
until [1] 22/8
up [23] 4/7 4/14 7/8 7/15 7/25 13/19
15/25 24/20 24/20 25/18 38/14 38/21
40/2 44/24 48/11 52/22 56/3 56/10 59/7
60/24 63/11 64/8 64/11
upon [3] 18/18 18/21 28/4
urbanization [4] 55/6 55/12 56/8 56/11
urbanizing [1] 56/13
us [10] 32/13 32/15 40/11 40/23 41/9
42/19 43/22 47/7 47/18 61/10
use [3] 6/19 6/20 29/22
used [2] 26/22 33/11
uselessness [1] 18/11
using [1] 46/2

V
vacant [1] 10/21
Valley [2] 19/5 28/23
value [1] 47/23
vans [1] 15/19
vehicles [1] 6/9
vendor [1] 48/5
venture [3] 10/2 10/4 10/14
very [13] 13/2 13/21 22/20 32/10 38/2
38/24 43/5 59/22 59/22 60/3 60/3 60/14
65/11
veteran [3] 27/19 30/4 30/12
veterans [13] 10/13 12/9 12/9 13/11
16/11 29/5 29/8 29/13 30/13 31/5 31/6
31/9 31/11
viable [1] 7/23
vibrancy [1] 11/16
vibrant [1] 24/13
Vicinity [1] 37/24
views [1] 8/5
village [61] 4/24 5/19 12/14 12/16 12/22
13/7 13/14 13/23 17/2 17/6 17/9 17/11
17/23 20/9 20/12 20/15 20/17 20/19
20/20 21/4 21/7 21/19 22/16 26/7 26/14
27/10 27/15 28/13 28/22 30/18 30/19
34/8 34/14 34/21 35/3 35/13 35/21
35/23 36/5 36/20 37/3 38/19 39/10
40/14 40/20 40/21 41/13 42/22 53/11
54/12 54/23 55/2 55/17 58/20 59/9
59/12 62/22 63/23 63/25 64/5 64/9
Village's [1] 11/8
villages [2] 18/22 19/4
vital [2] 30/12 30/22

W
wage [1] 16/21
waiting [1] 53/7
walking [1] 24/12
want [26] 16/17 16/19 17/12 21/11 24/4
24/5 24/13 25/13 25/13 32/15 36/4
36/14 38/24 38/25 39/2 40/22 45/19
45/22 47/19 54/11 54/12 56/10 56/11
56/19 59/19 61/18
wanted [2] 32/7 55/10
wants [1] 40/12
was [21] 18/24 27/22 32/2 33/5 33/6
33/7 33/8 33/10 33/19 36/2 37/24 39/3
39/14 42/15 46/10 46/14 46/16 47/15
52/8 63/24 64/4
Washington [1] 9/7
water [8] 13/24 21/22 21/23 22/3 22/9
22/13 22/14 37/13
way [8] 28/11 31/6 40/11 44/3 47/2 48/6
58/10 66/10
Wayne [1] 17/22

ways [2] 45/18 45/21
WBE [1] 45/9
we [163]
we'll [2] 4/14 48/12
we've [14] 29/7 29/16 29/17 30/8 30/20
43/11 43/23 47/12 50/18 52/16 53/6
62/12 62/16 63/6
wealthy [2] 22/20 32/18
website [3] 7/18 8/14 8/21
weekday [1] 41/20
welcome [2] 27/21 27/22
well [11] 10/15 10/15 14/23 15/24 16/11
19/17 38/5 44/3 49/24 50/12 53/6
well-known [1] 10/15
well-regarded [1] 10/15
went [6] 23/14 23/15 24/20 33/16 47/2
52/4
were [10] 25/25 29/18 32/18 33/14
35/17 35/21 46/13 47/4 47/5 52/6
weren't [1] 32/19
West [1] 41/7
what [19] 17/4 17/7 18/22 23/16 24/18
26/16 32/9 34/12 38/23 38/25 40/24
47/18 48/17 49/14 49/15 58/6 62/20
62/22 62/25
What's [2] 39/4 63/14
when [33] 13/19 15/17 17/9 19/20 21/8
21/13 22/4 24/20 25/11 25/15 28/9
33/12 34/18 34/24 35/5 36/2 38/4 41/23
45/18 45/22 46/11 46/12 47/3 47/16
49/23 50/3 54/20 58/7 59/6 62/6 62/13
62/21 63/24
where [14] 27/25 33/5 38/6 38/21 39/3
43/20 43/20 43/25 48/8 49/13 57/18
59/12 64/19 64/20
WHEREOF [1] 66/12
which [24] 5/15 6/15 8/20 10/3 10/6
10/23 12/4 12/5 13/7 13/24 14/7 14/10
15/21 26/3 32/25 35/15 38/25 39/19
39/24 44/12 51/8 52/7 57/8 64/8
while [1] 12/14
white [1] 32/23
who [13] 4/6 10/16 12/24 14/22 17/23
18/15 26/23 28/20 32/6 40/7 40/20
53/13 53/15
whole [1] 51/3
whom [1] 34/25
why [9] 26/10 26/12 37/2 38/11 47/19
55/17 63/15 64/7 64/12
wife's [1] 38/2
will [31] 4/20 5/15 8/3 8/13 8/23 9/22
13/17 14/2 14/14 16/5 17/12 17/15 22/5
28/8 28/15 28/17 31/2 31/9 39/13 39/15
39/19 44/23 46/5 48/14 50/25 54/15
56/15 57/8 57/9 57/12 57/15
Winston [2] 2/14 17/2
Winthrop [1] 55/10
wise [1] 19/21
wish [1] 54/4
within [4] 11/20 23/19 49/25 66/5
without [5] 7/24 30/15 61/20 61/20
61/21
witness [2] 66/6 66/12
women [1] 39/17
won [1] 42/15
won't [1] 40/15
work [19] 14/3 26/24 32/6 33/3 41/19
41/24 43/20 45/12 49/19 49/23 52/20
52/23 53/5 53/10 53/12 53/18 54/3
54/10 64/15
worked [7] 15/8 15/9 15/17 50/7 51/14
51/16 52/3
workers [3] 25/11 27/5 53/14
workforce [5] 11/14 48/2 49/20 50/4
50/6

working [11] 12/23 31/22 41/18 47/6
48/15 49/10 51/12 52/10 61/10 61/13
63/25
would [30] 6/22 7/2 7/14 7/23 11/9
11/11 11/14 12/3 12/9 12/15 12/24
14/19 14/20 16/22 21/11 23/11 24/10
26/3 26/12 35/17 37/9 39/9 39/18 44/11
49/15 50/6 50/7 51/23 52/14 65/7
wouldn't [1] 50/11
writing [1] 8/9
wrong [1] 19/25
www.tohida.org [2] 7/19 8/21

Y
year [10] 9/3 11/23 11/23 11/25 14/9
28/16 55/14 63/13 63/14 64/11
years [37] 7/9 7/15 7/16 7/25 15/7 15/8
18/6 23/17 24/17 24/22 25/21 26/9
26/13 27/2 27/7 27/22 29/8 29/10 29/15
30/3 30/7 35/7 37/22 39/15 40/2 41/15
42/14 43/22 44/24 48/9 51/12 53/8 54/8
58/22 61/7 62/12 63/10
yes [3] 27/21 29/19 31/3
York [11] 1/9 2/5 4/18 4/25 5/4 5/20 9/8
9/13 10/10 10/19 66/4
York/Long [1] 10/10
you [66] 4/15 16/12 16/24 17/12 17/16
20/3 21/14 23/7 23/11 23/16 23/25
24/10 24/16 24/18 25/7 25/9 25/12
25/13 26/7 27/25 29/21 30/20 31/14
33/22 37/9 37/10 37/17 41/10 41/20
43/3 43/5 43/10 44/19 45/18 45/22
45/24 46/14 47/9 47/10 48/17 49/17
54/6 54/13 54/15 55/20 56/17 56/18
56/21 57/20 57/20 57/22 58/15 59/16
60/9 61/2 61/5 63/2 63/18 63/19 63/20
64/10 64/19 64/20 64/22 65/11 65/15
you'll [1] 50/25
you've [2] 64/16 64/17
young [2] 53/14 53/23
your [10] 19/19 24/9 24/10 28/5 31/14
37/11 42/8 51/4 58/23 64/22

Z
zero [1] 14/17
zoning [1] 11/8