

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

-----X

IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: CARMAN PLACE APARTMENTS, LLC

-----X

350 Front Street
Hempstead, New York

March 8, 2022
10:10 a.m.

B E F O R E:
MICHAEL LODATO, Deputy Executive Director
FREDERICK E PAROLA, CEO

Dolly Fevola,
Court Reporter

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

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11550
BY: MICHAEL LODATO,
Deputy Executive Director

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

1 HEARING OFFICER LODATO: Good
2 morning. My name is Michael Lodato.
3 I'm with the Town of Hempstead IDA.
4 I'm the Deputy Executive Director.
5 I'm accompanied by Frederick E.
6 Parola who is the CEO. It is
7 March 8, 2022. We're looking to
8 open a public hearing for Carmen
9 Place. This is the commercial
10 portion of the application. This
11 hearing was supposed to start at
12 9:45. I'm recognizing it is
13 10:12 a.m.

14 Notice is hereby given that a
15 public hearing pursuant to Title 1
16 of Article 18-A of the New York
17 State General Municipal Law will be
18 held by the Town of Hempstead
19 Industrial Development Agency (the
20 "Agency") on the 8th day of March,
21 2022, at 9:45 a.m., local time, at
22 350 Front Street, 2nd Floor,
23 Hempstead, New York in connection
24 with the following matters:
25

1
2 Carman Place Apartments, LLC, a
3 New York limited liability company,
4 on behalf of itself and/or the
5 principals of Carman Place
6 Apartments, LLC and/or an entity
7 formed or to be formed on behalf of
8 the foregoing (collectively, the
9 "Company"), submitted its
10 application for financial assistance
11 (the "Application") to the Agency to
12 enter into a transaction in which
13 the Agency will in (a) the
14 acquisition of an approximately 2.54
15 acre parcel of land located at
16 155-161, 163-169, 171, 173-175 and
17 177-179 Main Street, 122 and 126
18 Bedell Street and Columbia Street,
19 Village of Hempstead, Town of
20 Hempstead, Nassau County, New York
21 (the "Land"), (b) the demolition of
22 existing (approximately, 15,573
23 square feet total) buildings therein
24 and environmental remediation as
25 part of the New York State

1
2 Department of Environmental
3 Conservation ("NYSDEC") Brownfield
4 Cleanup Program, (c) the
5 construction of 22,600 square feet
6 of street level commercial space to
7 be marketed and leased for retail,
8 office and restaurant space to be
9 declared as one or more condominium
10 units within two building totalling
11 approximately 323,198 square feet,
12 and a parking structure
13 approximately 68 spaces below, at
14 grade, and at street level, and all
15 located on the Land (collectively,
16 hereinafter referred to as, the
17 "Improvements"), and (d) the
18 acquisition and installation therein
19 of certain equipment and personal
20 property including, but not limited
21 to, plumbing, mechanical, HVAC,
22 electrical, communications and other
23 building systems and infrastructure
24 improvements to the public water and
25 sewer systems (the "Equipment"; and

1
2 together with the Land and the
3 Improvements, the "Facility"), which
4 Facility is to be leased by the
5 Agency to the Company and used by
6 the Company as commercial space to b
7 leased to one or more tenants to be
8 determined (the "Project"). The
9 Facility will be initially owned by
10 the Company and operated and/or
11 managed by Conifer Realty, LLC, a
12 managing member of the Company.

13 The Facility will leased by the
14 Company to the Agency pursuant to a
15 certain Company Lease and will be
16 subleased by the Agency to the
17 Company pursuant to a certain Lease
18 and Project Agreement.

19 The Agency contemplates that it
20 will provide financial assistance to
21 the Company in the form of
22 exemptions from mortgage recording
23 taxes in connection with the
24 financing or any subsequent
25 refinancing of the Facility,

1
2 exemptions from sales and use taxes
3 and abatement of real property taxes
4 consistent with the policies and
5 resolutions of the Agency.

6 A representative of the Agency
7 will, at the above-stated time and
8 place, hear and accept written
9 comments from all persons in view of
10 favor of or opposed to either the
11 proposed grant of financial
12 assistance to the Company by the
13 Agency or the location or nature of
14 the Facility. Prior to the hearing,
15 all persons will have the
16 opportunity to review on the
17 Agency's website
18 (<https://tohida.org/>) the
19 application for financial assistance
20 filed by the Company with the Agency
21 and an analysis of the costs and
22 benefits of the construction and
23 ongoing operation of the proposed
24 Facility.

25 If you would like to testify,

1
2 please come up, sign in and state
3 your name for the stenographer and
4 project a little bit, if you can,
5 and we're filling this for our
6 YouTube channel and you can come up
7 and speak. Thank you.

8 MR. DEEGAN: Good morning. My
9 name is Dan Deegan with the Law Firm
10 Forchelli, Deegan & Terrana in
11 Uniondale, New York on behalf of the
12 Applicant.

13 Similar to the last
14 application, it's a joint venture
15 between Conifer and CDC of Long
16 Island. This is regarding the
17 commercial portion of the project.
18 The first floor, pursuant to the
19 downtown overlay zone, which is the
20 Village's zoning district, calls for
21 the first floor of these mixed-use
22 projects to be commercial and/or
23 retail.

24 The projection here is that we
25 can have over 60 jobs in this space.

1 It's a pretty significant space.
2 This is going to be also we're
3 looking for a 20-year PILOT. While
4 commercial space is, at this point
5 in time, an economic challenge in
6 the Village of Hempstead, we do
7 believe that with the critical mass
8 of development that's going on that
9 this hopefully will be successful.
10

11 We're going to build it of high
12 quality construction materials.

13 It's going to produce construction
14 jobs, as, well as I indicated, over
15 60 permanent jobs.

16 We are anticipating that even
17 with the PILOT that this will be a
18 cash flow positive event for all the
19 affected taxing jurisdictions. The
20 IDA consultant has confirmed that
21 fact. With that being said, we ask
22 for the IDA's support.

23 HEARING OFFICER LODATO: Thank
24 you.

25 MR. PAROLA: Thank you.

1
2 HEARING OFFICER LODATO: Would
3 anyone else like to testify on the
4 record?

5 MS. PENNY: Eileen Penny, All
6 Systems. Everything that we said
7 with the residential pretty much
8 stands through with the commercial
9 end. The thing that I've noticed
10 with the revitalization that goes on
11 in some of the larger towns is that
12 when the money is spent in this town
13 it stays in the town. It helps the
14 people. The people come to work in
15 jobs that are not gone when the
16 construction is done.

17 These people, these retail
18 restaurants, whether it be
19 restaurants or retail, those people
20 come from the community. They work
21 in the community. The money that
22 people spend in the stores or in the
23 restaurants stays in the community
24 and that helps he everybody. It
25 helps the little retailer that's

1
2 trying to build a business and it
3 also helps the people that are
4 coming in that are residents.

5 People will get out. They will
6 be there. They'll be safe. They'll
7 be walking around and it will be a
8 beautiful income for the town so I
9 hope you'll consider it. Thank you.

10 HEARING OFFICER LODATO: Thank
11 you.

12 MR. PAROLA: Thank you.

13 MR. ARMSTRONG: My name is
14 Derek Armstrong. I just want to
15 speak on the commercial part.

16 I think it's a great idea to do
17 the commercial part. In fact, I'm
18 hoping that when it's done, and I
19 hope this project pass because me,
20 personally, my company we would like
21 to put like a fun zone for the kids
22 because this is something that the
23 Village of Hempstead needs for kids
24 and I think this is great.

25 And also, I think Hempstead

1
2 needs a nice restaurant. So this
3 commercial part is going to be great
4 for the Village of Hempstead. I
5 think it's going to create a lot of
6 business for the Village of
7 Hempstead and then also this project
8 also, again, is going to create a
9 lot of jobs for the Village of
10 Hempstead. It's also going to put a
11 lot of people to work including
12 myself and other contractors from
13 the Village of Hempstead so please
14 guys. Please.

15 I've been waiting for this
16 project for quite some time now. I
17 demolished this area in 2017 for
18 this project to start so hopefully
19 2022 that we can make this happen
20 and I'm looking forward to it and a
21 lot of people in the Village of
22 Hempstead are looking forward to it
23 and a lot of people are looking
24 forward to jobs and I'm looking
25 forward to giving them that job so

1
2 please pass this project. Thank
3 you.

4 HEARING OFFICER LODATO: Thank
5 you. Would anyone else like to
6 testify?

7 MR. MUHAMMAD: Aubrey Muhammad.
8 Peace in the name of Allah. I'm
9 Aubrey Muhammad.

10 Once again, I'll reiterate,
11 this is the commercial part of this
12 development. It is urban retail.
13 These buildings, part of that
14 development overlay zone, come right
15 smack dab to the sidewalk. That is
16 urbanization just like you did the
17 ugly new school. They brought it
18 right to the sidewalk. Metro 303,
19 that thing look like a luxury Carter
20 building, New Jack City, where
21 everything is on the inside. Nobody
22 from the outside enjoys that. It's
23 not complimentary to people. It's
24 only beneficial to inside people who
25 are gated in. It's a gated

1
2 community.

3 This commercial does not need
4 to be financed further by Hempstead
5 residents. People have lost their
6 homes. They have lost their lives.
7 Children starting over, losing their
8 friends. That's traumatic. People
9 think they're failures when they
10 lose their homes, their businesses.
11 They don't understand that
12 systematic racism is behind the
13 scenes facilitating this.

14 It's racist and it's
15 segregation. All of these luxury
16 apartments, 16 luxury apartments,
17 that this is a part of. The Carman
18 will be a part of that 279-acre
19 development will be racist and
20 segregationist.

21 They won't be going to school
22 with your children. They won't be
23 friends with you. They'll be long
24 gone when your temporary job is
25 gone. Their children won't be

1
2 playing with your children. Your
3 property tax dollars will be
4 subsidizing their children's private
5 education.

6 Apartment owners don't pay
7 property taxes and now the owners
8 are asking for subsidy for this
9 subsidized housing and calling it
10 affordable. It is not affordable.
11 It is not revitalization. These
12 same forces have devitalized this
13 village the way it's in its current
14 condition with concentrated poverty
15 that have displaced thousands. Stop
16 the games. Thank you.

17 HEARING OFFICER LODATO: Would
18 anyone else like to be heard?

19 MS. WINSTON: My name is Terry
20 Winston. I'm a resident of the
21 Village of Hempstead and a
22 homeowner.

23 I would like to say that I am
24 opposed to it adamantly for the
25 obvious reasons. Hempstead has yet

1
2 to benefit from PILOTS and most
3 certainly not apartment buildings.
4 Look around you. Look at Hempstead
5 as it is now and if you do the math
6 the schools are going to be affected
7 and the homeowners and the small
8 business owners. And it's not going
9 to be beneficial to anyone that
10 lives in Hempstead and if anyone
11 tells you that they are lying to
12 you. That's it.

13 HEARING OFFICER LODATO: Anyone
14 else?

15 MS. GARRY: My name is
16 Katherine Garry of Rockville Centre.
17 I'm a member of the Many Races
18 Cultural Foundation, the Concerned
19 Citizens Coalition Community to Save
20 Hempstead and I stand for justice
21 for all.

22 I refer the IDA to my statement
23 at the prior public hearing which
24 was the residential area. I also
25 oppose, as the two former speakers,

1
2 the commercial as well.

3 These buildings, these
4 commercial beings that are attached
5 to this will be high income, high
6 cost retail establishments. They
7 will not be for the people of
8 Hempstead. The current people will
9 be forced out. The whole idea of
10 this program is to force the current
11 residents totally out of the
12 community.

13 Apartment buildings that exist
14 today will be converted. As they
15 bring in more and more of these
16 luxury buildings, their landlords
17 will see an opportunity to raise
18 their rent and force out the current
19 residents to bring in the immigrants
20 from Russia, from India, from
21 Eastern Europe into Hempstead to
22 supplant the current population.
23 That's what this thing is about.

24 I refer and I wish that the
25 young men who are looking for these

1
2 jobs would read the master developer
3 agreement which calls upon the
4 Village to give away for free all
5 the Village land that the Village
6 currently owns or it used to own.
7 It has already given away all the
8 parking lots. You walk around
9 Hempstead every single parking lot
10 is owned by Renaissance, not the
11 builder. They took those -- they
12 actually stole those parking lots
13 through devious methodology, devious
14 public hearings and lying to the
15 public. They will also take the
16 Village Hall, the library, two
17 firehouses and a children's
18 playground in the same way. They
19 are under contract. You must read
20 the master developer agreement of
21 2012. It's in there.

22 I also refer you and the IDA
23 board to the new document under
24 Mayor Hobbs that was submitted for a
25 \$10 million grant to the Long Island

1
2 Counsel. It is a 95-page document
3 that shows you exactly the complete
4 takeover of Hempstead by wealthy
5 people. It's 95 pages. It was
6 withheld from the public when the
7 mayor had two meetings in September.
8 It was withheld. It was denied that
9 it even existed and two weeks later
10 95 pages was submitted for \$10
11 million to reform, to change, to
12 totally take over this community.
13 It's an act of racial hate that is
14 going on in this community and it's
15 time for the people of Hempstead to
16 open their eyes and read the
17 documents. Thank you.

18 HEARING OFFICER LODATO: Would
19 anyone else like to be heard?

20 MR. HUDDLESON: Tarell
21 Huddleson for the record. Again,
22 I'm for the project. I just -- I
23 find it kind of crazy that we have
24 opposers, you know, to development
25 and not offering another solution.

1
2 Like, I've always been a person that
3 if you see a problem, you find a
4 solution or you at least try to do
5 something that's going to change the
6 narrative, not keep it the same and
7 complain about everything along the
8 way.

9 From my experience, being
10 brought up under the ABBA Leadership
11 with my father and being in certain
12 realms, and being able to be privy
13 to certain things, I've learned over
14 the years that, you know, there are
15 some people that just don't want to
16 see anything happen. And so far I
17 have not seen anything happen but
18 these development projects coming
19 through and providing jobs. And
20 then, from your position, whatever
21 your position is, which our position
22 has been job development, I've seen
23 what we've done as far as building a
24 relationship with those people
25 that's coming in.

1
2 So it's not just being opposed
3 with everything that's coming but
4 working with the people that's
5 coming in to try to see how can we
6 work together to change the
7 narrative.

8 I keep hearing talks about how
9 they're going to kill Hempstead.
10 Hempstead is already dead in my
11 opinion. I'm going to speak frank.
12 Hempstead is dead. It's a zombie
13 town. You see people walking around
14 Main Street and they've done nothing
15 since I've been here. There's no
16 real downtown. There's just random
17 stuff going on. There's no sense of
18 culture.

19 I've never been able to go to
20 Main Street and just go down there
21 and go shopping like you would think
22 in your downtown area you would be
23 able to do. I would have to leave
24 Hempstead to go shopping.

25 I've been here since I was 18.

1
2 I'm 34 now. There's nothing that
3 has been done. What are we trying
4 to save or what are we trying to
5 preserve when there's nothing being
6 done. Let's do something. Let's
7 not just complain about everything
8 and do nothing. Let's change.
9 Let's work with the people that's
10 coming in. Let's see how can we
11 work together.

12 These are not short-term jobs.
13 I don't care -- anything can be a
14 short-term job if you don't do the
15 right thing but if you take it and
16 you build it you go somewhere else.

17 I seen it myself. I came
18 through all levels. I was in the
19 plumbers union. When they did the
20 Twin Oaks project, Conifer Le-Chase
21 was a part of that. I was over
22 there. We had many guys over there,
23 guys that are doing HVAC now. I was
24 in the plumbing union. I just
25 decided I wanted to do something

1
2 else but I was in the union doing
3 that. Other people got on the
4 union. Some people made something
5 of the job, some people don't. It's
6 about what you do but you can't just
7 be against everything and not offer
8 nothing. I'm for the project. I'm
9 for growth and I'm for change.

10 Thank you.

11 MS. WINSTON: Pull up your
12 pants.

13 MS. GARRY: Go and walk in
14 Garden City like that.

15 REV. BENJAMIN: I'm gonna just
16 say this here.

17 MR. PAROLA: Just give the
18 young lady your name.

19 REV. BENJAMIN: My name is
20 Reverend Reginald Benjamin. I'm the
21 executive director of the ABBA
22 Leadership Center.

23 I just want you to be aware
24 that I sit on the -- I'm a member of
25 the Minority Affairs Council. I

1
2 also was one of the persons that sat
3 down when they was developing this
4 whole project. I sat on the CBA,
5 that's the Community Benefit
6 Agreement.

7 And just for these people who
8 think that I can't read...

9 We want the project to move
10 forward. The clown that got up here
11 and made all that noise, ran for
12 mayor and got one vote and that's he
13 voted for himself.

14 MS. GARRY: The CBA is for the
15 new residents --

16 MR. PAROLA: Please keep your
17 comments outside, Ms. Garry.

18 HEARING OFFICER LODATO: Would
19 anyone else like to be heard?

20 MR. NEWBURGER: Grant
21 Newburger, Building and Construction
22 Trade Council of Nassau and Suffolk.

23 Again, we'd like to see a
24 project labor agreement. On behalf
25 of our 65,000 members across Long

1
2 Island, we'd really like to be
3 engaged to have an active hand in
4 participating with this project and,
5 like I said, with the project labor
6 agreement. Thank you.

7 HEARING OFFICER LODATO: Anyone
8 else that would like to be heard?

9 Hearing none, I am observing it
10 is 10:28 a.m. and we're going to
11 close this hearing for Carman Place,
12 the commercial portion, sine die.
13 Thank you everyone for coming out.

14 (Time noted: 10:28 a.m.)
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATION

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 18th day of March, 2022.

Dolly Fevola

DOLLY FEVOLA

\$	9	Article [1] - 3:17 assistance [4] - 4:10, 6:20, 7:12, 7:19 attached [1] - 17:4 Aubrey [2] - 13:7, 13:9 aware [1] - 23:23	CDC [1] - 8:15 Center [1] - 23:22 Centre [1] - 16:16 CEO [2] - 1:16, 3:7 certain [5] - 5:19, 6:15, 6:17, 20:11, 20:13 certainly [1] - 16:3 CERTIFICATION [1] - 26:2 certify [2] - 26:4, 26:7 challenge [1] - 9:6 change [5] - 19:11, 20:5, 21:6, 22:8, 23:9 channel [1] - 8:6 Chase [1] - 22:20 children [4] - 14:7, 14:22, 14:25, 15:2 children's [2] - 15:4, 18:17 Citizens [1] - 16:19 City [2] - 13:20, 23:14 Cleanup [1] - 5:4 close [1] - 25:11 clown [1] - 24:10 Coalition [1] - 16:19 collectively [2] - 4:8, 5:15 Columbia [1] - 4:18 coming [7] - 11:4, 20:18, 20:25, 21:3, 21:5, 22:10, 25:13 comments [2] - 7:9, 24:17 commercial [15] - 3:10, 5:6, 6:6, 8:17, 8:22, 9:5, 10:8, 11:15, 11:17, 12:3, 13:11, 14:3, 17:2, 17:4, 25:12 communications [1] - 5:22 community [7] - 10:20, 10:21, 10:23, 14:2, 17:12, 19:12, 19:14 Community [2] - 16:19, 24:5 company [2] - 4:3, 11:20 Company [1] - 4:9, 6:5, 6:6, 6:10, 6:12, 6:14, 6:15, 6:17, 6:21, 7:12, 7:20 complain [2] - 20:7, 22:7 complete [1] - 19:3 complimentary [1] - 13:23	1
\$10 [2] - 18:25, 19:10	95 [2] - 19:5, 19:10 95-page [1] - 19:2 9:45 [2] - 3:13, 3:22			
1	A	B		
1 [1] - 3:16 10:10 [1] - 1:12 10:12 [1] - 3:14 10:28 [2] - 25:10, 25:14 11550 [1] - 2:5 122 [1] - 4:17 126 [1] - 4:17 15,573 [1] - 4:22 155-161 [1] - 4:16 16 [1] - 14:16 163-169 [1] - 4:16 171 [1] - 4:16 173-175 [1] - 4:16 177-179 [1] - 4:17 18 [1] - 21:25 18-A [1] - 3:17 18th [1] - 26:13	a.m [5] - 1:12, 3:14, 3:22, 25:10, 25:14 abatement [1] - 7:3 ABBA [2] - 20:10, 23:21 able [3] - 20:12, 21:19, 21:23 above-stated [1] - 7:7 accept [1] - 7:8 accompanied [1] - 3:6 acquisition [2] - 4:14, 5:18 acre [1] - 4:15 act [1] - 19:13 action [1] - 26:9 active [1] - 25:3 adamantly [1] - 15:24 Affairs [1] - 23:25 affected [2] - 9:19, 16:6 affordable [2] - 15:10 Agency [12] - 3:20, 3:21, 4:11, 4:13, 6:5, 6:14, 6:16, 6:19, 7:5, 7:6, 7:13, 7:20 AGENCY [1] - 2:4 Agency's [1] - 7:17 agreement [4] - 18:3, 18:20, 24:24, 25:6 Agreement [2] - 6:18, 24:6 Allah [1] - 13:8 analysis [1] - 7:21 anticipating [1] - 9:16 apartment [3] - 15:6, 16:3, 17:13 APARTMENTS [1] - 1:6 apartments [2] - 14:16 Apartments [2] - 4:2, 4:6 Applicant [1] - 8:12 application [4] - 3:11, 4:10, 7:19, 8:14 Application [1] - 4:11 area [3] - 12:17, 16:24, 21:22 ARMSTRONG [1] - 11:13 Armstrong [1] - 11:14	beautiful [1] - 11:8 Bedell [1] - 4:18 behalf [4] - 4:4, 4:7, 8:11, 24:24 behind [1] - 14:12 beings [1] - 17:4 below [1] - 5:13 beneficial [2] - 13:24, 16:9 Benefit [1] - 24:5 benefit [1] - 16:2 benefits [1] - 7:22 BENJAMIN [2] - 23:15, 23:19 Benjamin [1] - 23:20 between [1] - 8:15 bit [1] - 8:4 blood [1] - 26:8 board [1] - 18:23 bring [2] - 17:15, 17:19 brought [2] - 13:17, 20:10 Brownfield [1] - 5:3 build [3] - 9:11, 11:2, 22:16 builder [1] - 18:11 building [5] - 5:10, 5:23, 13:20, 20:23, 24:21 buildings [6] - 4:23, 13:13, 16:3, 17:3, 17:13, 17:16 business [3] - 11:2, 12:6, 16:8 businesses [1] - 14:10 BY [1] - 2:5		
2				
2.54 [1] - 4:14 20-year [1] - 9:4 2012 [1] - 18:21 2017 [1] - 12:17 2022 [5] - 1:11, 3:8, 3:22, 12:19, 26:13 22,600 [1] - 5:5 279-acre [1] - 14:18 2nd [1] - 3:23				
3				
303 [1] - 13:18 323,198 [1] - 5:11 34 [1] - 22:2 350 [3] - 1:9, 2:4, 3:23				
6				
60 [2] - 8:25, 9:15 65,000 [1] - 24:25 68 [1] - 5:13				
8				
8 [2] - 1:11, 3:8 8th [1] - 3:21				
		C		
		care [1] - 22:13 Carman [4] - 4:2, 4:5, 14:17, 25:11 CARMAN [1] - 1:6 Carmen [1] - 3:9 Carter [1] - 13:19 cash [1] - 9:18 CBA [2] - 24:4, 24:14		
			D	
			dab [1] - 13:15 Dan [1] - 8:9 dead [2] - 21:10, 21:12 decided [1] - 22:25 declared [1] - 5:9 DEEGAN [1] - 8:8 Deegan [2] - 8:9, 8:10 demolition [1] - 4:21 demolitioned [1] - 12:17 denied [1] - 19:8 Department [1] - 5:2 Deputy [3] - 1:15, 2:6, 3:5 Derek [1] - 11:14	

<p>determined [1] - 6:8 developer [2] - 18:2, 18:20 developing [1] - 24:3 Development [1] - 3:20 development [7] - 9:9, 13:12, 13:14, 14:19, 19:24, 20:18, 20:22 DEVELOPMENT [1] - 2:4 devious [2] - 18:13 devitalized [1] - 15:12 die [1] - 25:12 Director [3] - 1:15, 2:6, 3:5 director [1] - 23:21 displaced [1] - 15:15 district [1] - 8:20 document [2] - 18:23, 19:2 documents [1] - 19:17 dollars [1] - 15:3 Dolly [1] - 1:20 DOLLY [2] - 26:3, 26:17 done [6] - 10:16, 11:18, 20:23, 21:14, 22:3, 22:6 down [2] - 21:20, 24:3 downtown [3] - 8:19, 21:16, 21:22</p>	<p>executive [1] - 23:21 exemptions [2] - 6:22, 7:2 exist [1] - 17:13 existed [1] - 19:9 existing [1] - 4:22 experience [1] - 20:9 eyes [1] - 19:16</p>	<p>3:23 fun [1] - 11:21</p>	<p>hereunto [1] - 26:12 high [3] - 9:11, 17:5 himself [1] - 24:13 Hobbs [1] - 18:24 homeowner [1] - 15:22 homeowners [1] - 16:7 homes [2] - 14:6, 14:10 hope [2] - 11:9, 11:19 hopefully [2] - 9:10, 12:18 hoping [1] - 11:18 housing [1] - 15:9 https://tohida.org [1] - 7:18 HUDDLESON [1] - 19:20 Huddleson [1] - 19:21 HVAC [2] - 5:21, 22:23</p>	<p>9:15, 10:15, 12:9, 12:24, 18:2, 20:19, 22:12 joint [1] - 8:14 jurisdictions [1] - 9:19 justice [1] - 16:20</p>
<p>E</p>	<p>F</p>	<p>G</p>	<p>I</p>	<p>K</p>
<p>Eastern [1] - 17:21 economic [1] - 9:6 education [1] - 15:5 Eileen [1] - 10:5 either [2] - 7:10, 26:8 electrical [1] - 5:22 end [1] - 10:9 engaged [1] - 25:3 enjoys [1] - 13:22 enter [1] - 4:12 entity [1] - 4:6 environmental [1] - 4:24 Environmental [1] - 5:2 equipment [1] - 5:19 Equipment [1] - 5:25 establishments [1] - 17:6 Europe [1] - 17:21 event [1] - 9:18 exactly [1] - 19:3 Executive [3] - 1:15, 2:6, 3:5</p>	<p>facilitating [1] - 14:13 Facility [7] - 6:3, 6:4, 6:9, 6:13, 6:25, 7:14, 7:24 fact [2] - 9:21, 11:17 failures [1] - 14:9 far [2] - 20:16, 20:23 father [1] - 20:11 favor [1] - 7:10 feet [3] - 4:23, 5:5, 5:11 FEVOLA [2] - 26:3, 26:17 Fevola [1] - 1:20 filed [1] - 7:20 filling [1] - 8:5 financed [1] - 14:4 financial [4] - 4:10, 6:20, 7:11, 7:19 financing [1] - 6:24 firehouses [1] - 18:17 Firm [1] - 8:9 first [2] - 8:18, 8:21 Floor [1] - 3:23 floor [2] - 8:18, 8:21 flow [1] - 9:18 following [1] - 3:25 force [2] - 17:10, 17:18 forced [1] - 17:9 forces [1] - 15:12 Forchelli [1] - 8:10 foregoing [1] - 4:8 form [1] - 6:21 formed [2] - 4:7 former [1] - 16:25 forward [5] - 12:20, 12:22, 12:24, 12:25, 24:10 Foundation [1] - 16:18 frank [1] - 21:11 FREDERICK [1] - 1:16 Frederick [1] - 3:6 free [1] - 18:4 friends [2] - 14:8, 14:23 Front [3] - 1:9, 2:4,</p>	<p>games [1] - 15:16 Garden [1] - 23:14 GARRY [3] - 16:15, 23:13, 24:14 Garry [2] - 16:16, 24:17 gated [2] - 13:25 General [1] - 3:18 given [2] - 3:15, 18:7 gonna [1] - 23:15 grade [1] - 5:14 Grant [1] - 24:20 grant [2] - 7:11, 18:25 great [3] - 11:16, 11:24, 12:3 growth [1] - 23:9 guys [3] - 12:14, 22:22, 22:23</p>	<p>J</p>	<p>Katherine [1] - 16:16 keep [3] - 20:6, 21:8, 24:16 kids [2] - 11:21, 11:23 kill [1] - 21:9 kind [1] - 19:23</p>
<p>E</p>	<p>F</p>	<p>H</p>	<p>IDA [4] - 3:4, 9:20, 16:22, 18:22 IDA's [1] - 9:22 idea [2] - 11:16, 17:9 immigrants [1] - 17:19 Improvements [2] - 5:17, 6:3 improvements [1] - 5:24 IN [2] - 1:4, 26:12 including [2] - 5:20, 12:11 income [2] - 11:8, 17:5 India [1] - 17:20 indicated [1] - 9:14 INDUSTRIAL [1] - 2:4 Industrial [1] - 3:20 infrastructure [1] - 5:23 inside [2] - 13:21, 13:24 installation [1] - 5:18 interested [1] - 26:10 Island [3] - 8:16, 18:25, 25:2 itself [1] - 4:4</p>	<p>L</p>
<p>E</p>	<p>F</p>	<p>Hall [1] - 18:16 hand [2] - 25:3, 26:13 hate [1] - 19:13 hear [1] - 7:8 heard [4] - 15:18, 19:19, 24:19, 25:8 HEARING [11] - 1:5, 3:2, 9:23, 10:2, 11:10, 13:4, 15:17, 16:13, 19:18, 24:18, 25:7 hearing [8] - 3:9, 3:12, 3:16, 7:14, 16:23, 21:8, 25:9, 25:11 hearings [1] - 18:14 held [1] - 3:19 helps [4] - 10:13, 10:24, 10:25, 11:3 Hempstead [30] - 1:10, 2:5, 3:4, 3:19, 3:24, 4:19, 4:20, 9:7, 11:23, 11:25, 12:4, 12:7, 12:10, 12:13, 12:22, 14:4, 15:21, 15:25, 16:4, 16:10, 16:20, 17:8, 17:21, 18:9, 19:4, 19:15, 21:9, 21:10, 21:12, 21:24 HEMPSTEAD [1] - 2:3 hereby [2] - 3:15, 26:4 hereinafter [1] - 5:16</p>	<p>labor [2] - 24:24, 25:5 lady [1] - 23:18 land [2] - 4:15, 18:5 Land [3] - 4:21, 5:15, 6:2 landlords [1] - 17:16 larger [1] - 10:11 last [1] - 8:13 Law [2] - 3:18, 8:9 Le [1] - 22:20 Le-Chase [1] - 22:20 Leadership [2] - 20:10, 23:22 learned [1] - 20:13 Lease [2] - 6:15, 6:17 leased [4] - 5:7, 6:4, 6:7, 6:13 least [1] - 20:4 leave [1] - 21:23 level [2] - 5:6, 5:14 levels [1] - 22:18 liability [1] - 4:3 library [1] - 18:16 limited [2] - 4:3, 5:20 lives [2] - 14:6, 16:10 LLC [4] - 1:6, 4:2, 4:6, 6:11 local [1] - 3:22 located [2] - 4:15, 5:15 location [1] - 7:13 LODATO [12] - 1:15, 2:5, 3:2, 9:23, 10:2, 11:10, 13:4, 15:17, 16:13, 19:18, 24:18, 25:7 Lodato [1] - 3:3 look [3] - 13:19, 16:4 looking [7] - 3:8, 9:4, 12:20, 12:22, 12:23,</p>	

12:24, 17:25 lose [1] - 14:10 losing [1] - 14:7 lost [2] - 14:5, 14:6 luxury [4] - 13:19, 14:15, 14:16, 17:16 lying [2] - 16:11, 18:14	13:7 Muhammad [2] - 13:7, 13:9 Municipal [1] - 3:18 must [1] - 18:19	one [4] - 5:9, 6:7, 24:2, 24:12 ongoing [1] - 7:23 open [2] - 3:9, 19:16 operated [1] - 6:10 operation [1] - 7:23 opinion [1] - 21:11 opportunity [2] - 7:16, 17:17 oppose [1] - 16:25 opposed [3] - 7:10, 15:24, 21:2 opposers [1] - 19:24 outcome [1] - 26:11 outside [2] - 13:22, 24:17 overlay [2] - 8:19, 13:14 own [1] - 18:6 owned [2] - 6:9, 18:10 owners [3] - 15:6, 15:7, 16:8 owns [1] - 18:6	personal [1] - 5:19 personally [1] - 11:20 persons [3] - 7:9, 7:15, 24:2 PILOT [2] - 9:4, 9:17 PILOTS [1] - 16:2 PLACE [1] - 1:6 place [1] - 7:8 Place [4] - 3:10, 4:2, 4:5, 25:11 playground [1] - 18:18 playing [1] - 15:2 plumbers [1] - 22:19 plumbing [2] - 5:21, 22:24 point [1] - 9:5 policies [1] - 7:4 population [1] - 17:22 portion [3] - 3:11, 8:17, 25:12 position [3] - 20:20, 20:21 positive [1] - 9:18 poverty [1] - 15:14 preserve [1] - 22:5 pretty [2] - 9:2, 10:7 principals [1] - 4:5 private [1] - 15:4 privy [1] - 20:12 problem [1] - 20:3 produce [1] - 9:13 Program [1] - 5:4 program [1] - 17:10 Project [1] - 6:18 project [15] - 8:4, 8:17, 11:19, 12:7, 12:16, 12:18, 13:2, 19:22, 22:20, 23:8, 24:4, 24:9, 24:24, 25:4, 25:5 Project") [1] - 6:8 projection [1] - 8:24 projects [2] - 8:22, 20:18 property [4] - 5:20, 7:3, 15:3, 15:7 proposed [2] - 7:11, 7:23 provide [1] - 6:20 providing [1] - 20:19 Public [1] - 26:3 PUBLIC [1] - 1:5 public [7] - 3:9, 3:16, 5:24, 16:23, 18:14, 18:15, 19:6 Pull [1] - 23:11 pursuant [4] - 3:16, 6:14, 6:17, 8:18	put [2] - 11:21, 12:10 3
M	N	P	Q	
Main [3] - 4:17, 21:14, 21:20 managed [1] - 6:11 managing [1] - 6:12 March [4] - 1:11, 3:8, 3:21, 26:13 marketed [1] - 5:7 marriage [1] - 26:8 mass [1] - 9:8 master [2] - 18:2, 18:20 materials [1] - 9:12 math [1] - 16:5 MATTER [1] - 1:4 matter [1] - 26:11 matters [1] - 3:25 Mayor [1] - 18:24 mayor [2] - 19:7, 24:12 mechanical [1] - 5:21 meetings [1] - 19:7 member [3] - 6:12, 16:17, 23:24 members [1] - 24:25 men [1] - 17:25 methodology [1] - 18:13 metro [1] - 13:18 MICHAEL [2] - 1:15, 2:5 Michael [1] - 3:3 million [2] - 18:25, 19:11 Minority [1] - 23:25 mixed [1] - 8:21 mixed-use [1] - 8:21 money [2] - 10:12, 10:21 morning [2] - 3:3, 8:8 mortgage [1] - 6:22 most [1] - 16:2 move [1] - 24:9 MR [7] - 8:8, 11:12, 11:13, 13:7, 19:20, 24:16, 24:20 MS [6] - 10:5, 15:19, 16:15, 23:11, 23:13, 24:14 MUHAMMAD [1] -	name [9] - 3:3, 8:3, 8:9, 11:13, 13:8, 15:19, 16:15, 23:18, 23:19 narrative [2] - 20:6, 21:7 Nassau [2] - 4:20, 24:22 nature [1] - 7:13 need [1] - 14:3 needs [2] - 11:23, 12:2 never [1] - 21:19 New [10] - 1:10, 2:5, 3:17, 3:24, 4:3, 4:20, 4:25, 8:11, 13:20, 26:4 new [3] - 13:17, 18:23, 24:15 NEWBURGER [1] - 24:20 Newburger [1] - 24:21 nice [1] - 12:2 nobody [1] - 13:21 noise [1] - 24:11 none [1] - 25:9 Notary [1] - 26:3 noted [1] - 25:14 notes [1] - 26:6 nothing [5] - 21:14, 22:2, 22:5, 22:8, 23:8 Notice [1] - 3:15 NOTICE [1] - 1:5 noticed [1] - 10:9 NYSDEC [1] - 5:3	pages [2] - 19:5, 19:10 pants [1] - 23:12 parcel [1] - 4:15 parking [4] - 5:12, 18:8, 18:9, 18:12 PAROLA [5] - 1:16, 9:25, 11:12, 23:17, 24:16 Parola [1] - 3:7 part [9] - 4:25, 11:15, 11:17, 12:3, 13:11, 13:13, 14:17, 14:18, 22:21 participating [1] - 25:4 parties [1] - 26:8 pass [2] - 11:19, 13:2 pay [1] - 15:6 peace [1] - 13:8 PENNY [1] - 10:5 Penny [1] - 10:5 people [27] - 10:14, 10:17, 10:19, 10:22, 11:3, 11:5, 12:11, 12:21, 12:23, 13:23, 13:24, 14:5, 14:8, 17:7, 17:8, 19:5, 19:15, 20:15, 20:24, 21:4, 21:13, 22:9, 23:3, 23:4, 23:5, 24:7 permanent [1] - 9:15 person [1] - 20:2	quality [1] - 9:12 quite [1] - 12:16	
R	O	R	R	
Races [1] - 16:17 racial [1] - 19:13 racism [1] - 14:12 racist [2] - 14:14, 14:19 raise [1] - 17:17 ran [1] - 24:11 random [1] - 21:16 RE [1] - 1:6 read [3] - 18:2, 18:19, 19:16 read.. [1] - 24:8 real [2] - 7:3, 21:16 really [1] - 25:2 realms [1] - 20:12 Realty [1] - 6:11 reasons [1] - 15:25 recognizing [1] - 3:13 record [3] - 10:4, 19:21, 26:5 recording [1] - 6:22 refer [3] - 16:22, 17:24, 18:22 referred [1] - 5:16 refinancing [1] - 6:25 reform [1] - 19:11 regarding [1] - 8:16 Reginald [1] - 23:20 reiterate [1] - 13:10 related [1] - 26:7 relationship [1] - 20:24 remediation [1] - 4:24 Renaissance [1] - 18:10 rent [1] - 17:18 Reporter [1] - 1:20 representative [1] - 7:6 resident [1] - 15:20 residential [2] - 10:7, 16:24 residents [5] - 11:4, 14:5, 17:11, 17:19, 24:15 resolutions [1] - 7:5 restaurant [2] - 5:8, 12:2 restaurants [3] -				

<p>10:18, 10:19, 10:23 retail [6] - 5:7, 8:23, 10:17, 10:19, 13:12, 17:6 retailer [1] - 10:25 REV [2] - 23:15, 23:19 Reverend [1] - 23:20 review [1] - 7:16 revitalization [2] - 10:10, 15:11 Rockville [1] - 16:16 Russia [1] - 17:20</p>	<p>speakers [1] - 16:25 spend [1] - 10:22 spent [1] - 10:12 square [3] - 4:23, 5:5, 5:11 stand [1] - 16:20 stands [1] - 10:8 start [2] - 3:12, 12:18 starting [1] - 14:7 State [3] - 3:18, 4:25, 26:4 state [1] - 8:2 statement [1] - 16:22 stays [2] - 10:13, 10:23 stenographer [1] - 8:3 stenographic [1] - 26:6 stole [1] - 18:12 stop [1] - 15:15 stores [1] - 10:22 street [2] - 5:6, 5:14 Street [8] - 1:9, 2:4, 3:23, 4:17, 4:18, 21:14, 21:20 structure [1] - 5:12 stuff [1] - 21:17 subleased [1] - 6:16 submitted [3] - 4:9, 18:24, 19:10 subsequent [1] - 6:24 subsidized [1] - 15:9 subsidizing [1] - 15:4 subsidy [1] - 15:8 successful [1] - 9:10 Suffolk [1] - 24:22 supplant [1] - 17:22 support [1] - 9:22 supposed [1] - 3:12 systematic [1] - 14:12 systems [2] - 5:23, 5:25 Systems [1] - 10:6</p>	<p>13:6 THAT [2] - 26:5, 26:10 THE [1] - 1:4 therein [2] - 4:23, 5:18 they've [1] - 21:14 thousands [1] - 15:15 Title [1] - 3:16 today [1] - 17:14 together [3] - 6:2, 21:6, 22:11 took [1] - 18:11 total [1] - 4:23 totalling [1] - 5:10 totally [2] - 17:11, 19:12 town [4] - 10:12, 10:13, 11:8, 21:13 TOWN [1] - 2:3 Town [3] - 3:4, 3:19, 4:19 towns [1] - 10:11 Trade [1] - 24:22 transaction [1] - 4:12 transcript [1] - 26:5 traumatic [1] - 14:8 true [1] - 26:5 try [2] - 20:4, 21:5 trying [3] - 11:2, 22:3, 22:4 Twin [1] - 22:20 two [5] - 5:10, 16:25, 18:16, 19:7, 19:9</p>	<p>Village's [1] - 8:20 vote [1] - 24:12 voted [1] - 24:13</p>
S			W
<p>safe [1] - 11:6 sales [1] - 7:2 sat [2] - 24:2, 24:4 save [1] - 22:4 Save [1] - 16:19 scenes [1] - 14:13 school [2] - 13:17, 14:21 schools [1] - 16:6 see [7] - 17:17, 20:3, 20:16, 21:5, 21:13, 22:10, 24:23 segregation [1] - 14:15 segregationist [1] - 14:20 sense [1] - 21:17 September [1] - 19:7 set [1] - 26:13 sewer [1] - 5:25 shopping [2] - 21:21, 21:24 short [2] - 22:12, 22:14 short-term [2] - 22:12, 22:14 shows [1] - 19:3 sidewalk [2] - 13:15, 13:18 sign [1] - 8:2 significant [1] - 9:2 similar [1] - 8:13 sine [1] - 25:12 single [1] - 18:9 sit [1] - 23:24 smack [1] - 13:15 small [1] - 16:7 solution [2] - 19:25, 20:4 somewhere [1] - 22:16 space [6] - 5:6, 5:8, 6:6, 8:25, 9:2, 9:5 spaces [1] - 5:13</p>			<p>waiting [1] - 12:15 walk [2] - 18:8, 23:13 walking [2] - 11:7, 21:13 water [1] - 5:24 wealthy [1] - 19:4 website [1] - 7:17 weeks [1] - 19:9 WHEREOF [1] - 26:12 whole [2] - 17:9, 24:4 WINSTON [2] - 15:19, 23:11 Winston [1] - 15:20 wish [1] - 17:24 withheld [2] - 19:6, 19:8 WITNESS [1] - 26:12 written [1] - 7:8</p>
			Y
			<p>years [1] - 20:14 York [9] - 1:10, 2:5, 3:17, 3:24, 4:3, 4:20, 4:25, 8:11, 26:4 young [2] - 17:25, 23:18 YouTube [1] - 8:6</p>
			Z
			<p>zombie [1] - 21:12 zone [3] - 8:19, 11:21, 13:14 zoning [1] - 8:20</p>
	T		
	<p>takeover [1] - 19:4 talks [1] - 21:8 tarell [1] - 19:20 tax [1] - 15:3 taxes [4] - 6:23, 7:2, 7:3, 15:7 taxing [1] - 9:19 temporary [1] - 14:24 tenants [1] - 6:7 term [2] - 22:12, 22:14 Terrana [1] - 8:10 Terry [1] - 15:19 testify [3] - 7:25, 10:3,</p>		
		U	
		<p>ugly [1] - 13:17 under [3] - 18:19, 18:23, 20:10 union [4] - 22:19, 22:24, 23:2, 23:4 Uniondale [1] - 8:11 units [1] - 5:10 up [5] - 8:2, 8:6, 20:10, 23:11, 24:10 urban [1] - 13:12 urbanization [1] - 13:16</p>	
		V	
		<p>venture [1] - 8:14 view [1] - 7:9 Village [13] - 4:19, 9:7, 11:23, 12:4, 12:6, 12:9, 12:13, 12:21, 15:21, 18:4, 18:5, 18:16 village [1] - 15:13</p>	