

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: 110 GRAHAM REALTY, LLC

-----X

Nathan Bennett Pavilion
1 Washington Street
Hempstead, New York

February 16, 2023
9:30 a.m.

B E F O R E:
MICHAEL LODATO, Deputy Executive Director
LAURA TOMEIO, Deputy Agency Administrator

Dolly Fevola,
Court Reporter

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

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

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11530

- ALSO PRESENT:
- HON. KEVIN D. BOONE
 - JOHN R. DICIOCCIO
 - JAYLETTE WILLIAMS
 - JAMAL SCOTT
 - BRADLEY HINTON
 - KELLY V.
 - TERRY WINSTON

1
2 MR. LODATO: Good morning. My
3 name is Michael Lodato. I'm with
4 the Town of Hempstead Industrial
5 Development Agency. I'm the Deputy
6 Executive Director. I'm observing
7 it's 9:43 a.m. on Thursday,
8 February 16th. We're here for the
9 public hearing of 110 Graham. I
10 will now read the Notice of Public
11 Hearing into the record for the
12 stenographer. We're also live
13 streaming this meeting.

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 Town of Hempstead IDA on the
19 16th day of February, 2023, at 9:30
20 a.m., local time, at Nathan L.H.
21 Bennet Pavilion, 1 Washington
22 Street, Hempstead, New York, in
23 connection with the following
24 matters:

25 The Agency previously provided

1
2 its assistance to 110 Graham Realty
3 LLC, a limited liability company
4 duly authorized and validly existing
5 under the laws of the State of New
6 York (the "Company.") with a certain
7 industrial development facility
8 which consisted of the acquisition
9 of an approximately 3.8 acre parcel
10 of land located at 110 West Graham
11 Avenue, Village of Hempstead, Town
12 of Hempstead, New York (the "Land"),
13 and the construction, renovation and
14 equipping thereon of an existing
15 approximately 83,400, square foot
16 building, together with an
17 approximately 12,445 square foot
18 addition totaling an approximately
19 98.755 square foot facility includes
20 a two-story building with indoor
21 parking, and the installation of
22 certain equipment including, but not
23 limited to, lifts, air compressors,
24 prep equipment, office furniture and
25 car wash equipment (collectively,

1 the "Original Improvements" and
2 "Original Equipment"; and, together
3 with the Land, the "Original
4 Facility"), all subleased by the
5 Company to the Agency and sub-leased
6 by the Agency to, and used by, the
7 Company in the operation of a
8 Mercedes Benz, USA dealership
9 offering sales of new and used
10 automobiles and service of
11 automobiles to its customers,
12 including the following, as the
13 relate to the acquisition,
14 renovation and equipping of such
15 Original Facility, whether or not
16 any materials or supplies described
17 below are incorporated into or are
18 an integral part of such Original
19 Facility: (i) all purchases, leases,
20 rentals and other uses of tools,
21 machinery and equipment in
22 connection with the acquisition,
23 renovation and equipping of the
24 Original Facility, (ii) all
25

1
2 purchases, rentals, uses or
3 consumption of supplies, materials
4 and services of every kind and
5 description used in connection with
6 the acquisition, renovation and
7 equipping of the Original Facility,
8 and (iii) all equipment, machinery
9 and other tangible personal property
10 (including installation costs with
11 respect thereto) installed or placed
12 in, upon or under such Original
13 Facility (the "Original Project").

14 The Company has submitted a
15 request to the Agency for financial
16 assistance and a modification and
17 extension of the abatement or real
18 property taxes on the Original
19 Facility for a term of up to two
20 additional years (the "PILOT
21 Extension"), in connection with the
22 renovation and equipping of the
23 Original Improvements, together with
24 the acquisition and installation of
25 furniture, fixtures and equipment

1
2 (the "2022 Improvements" (and
3 together with the Original
4 Improvements, the "Improvements"),
5 and the "2022 Equipment" (and
6 together with the Original
7 Equipment, the "Equipment"); and
8 together with the Land, the "2022
9 Facility", and the 2022 Facility
10 together with the Original Facility,
11 the "Facility"), all to be subleased
12 by the Company to the Agency and
13 subleased by the Agency to, and
14 continued to be used by, the Company
15 in the operation of a Mercedes Benz,
16 USA dealership offering sales of new
17 and used automobiles and service of
18 automobiles to its customers,
19 including the following, as they
20 relate to the acquisition,
21 renovation and equipping of such
22 Facility, whether or not any
23 materials or supplies described
24 below are incorporated into or
25 become an integral part of such

1
2 Facility: (i) all purchases, leases,
3 rentals and other uses of tools,
4 machinery and equipment in
5 connection with the acquisition,
6 renovation and equipping of the
7 Facility, (ii) all purchases,
8 rentals, uses or consumption of
9 supplies, materials and services of
10 every kind and description used in
11 connection with the acquisition,
12 renovation and equipping of the
13 Facility, and (iii) all equipment,
14 machinery and other tangible
15 personal property (including
16 installation costs with respect
17 thereto) installed or placed in,
18 upon or under such Facility (the
19 "2022 Project", and together with
20 the Original Project, the
21 "Project"). The Facility will
22 continue to be owned, operated
23 and/or managed by the Company.

24 The Agency has previously
25 acquired a leasehold interest in the

1
2 Original Facility, and will continue
3 to lease and sublease the Facility
4 to the Company. The Agency
5 contemplates that it will continue
6 to provide financial assistance to
7 the Company in the form of
8 exemptions from sales and use taxes,
9 exemptions from mortgage recording
10 taxes, and the modification and
11 extension of current abatements of
12 real property taxes, consistent with
13 the policies of the Agency.

14 A representative of the Agency
15 will, at the above-stated time and
16 place, hear and accept written
17 comments from all person with views
18 in favor of or opposed to either the
19 proposed grant of financial
20 assistance to the Company by the
21 Agency or the location or nature of
22 the Facility. Prior to the hearing,
23 all persons will have the
24 opportunity to review on the
25 Agency's website

1 Proceedings-110 Graham Realty 10

2 (<https://tohida.org/>) the
3 application for financial assistance
4 filed by the Company with the Agency
5 and an analysis of the costs and
6 benefits of the construction and
7 ongoing operation of the proposed
8 Facility.

9 If anyone would like to be
10 heard, please step up. State your
11 name for the stenographer, please,
12 and we're going to give everyone
13 3 minutes to speak.

14 Thank you.

15 MR. DiCIOCIO: Good morning.
16 My name is J.R. DiCioccio. I'm with
17 the law firm of Greenberg & Traurig.
18 We represent the applicant with
19 respect to this application today.
20 The applicant is 110 Graham Realty,
21 L.L.C. They are seeking a two-year
22 PILOT extension for an existing
23 Mercedes Benz facility. As part of
24 this application, the company is
25 prepared to expend approximately 1.5

1
2 million dollars to improve the
3 facility.

4 I'm here today just to listen
5 to the public comments, take any
6 questions back to my clients, and
7 hopefully have answers prepared for
8 the upcoming board meeting.

9 Thank you.

10 MR. LODATO: Thank you.

11 MS. WINSTON: Good morning. My
12 name is Terry Winston. I'm a
13 homeowner in the Village of
14 Hempstead for approximately 29 years
15 and over the years I've seen PILOTS
16 increase. These PILOTS are given to
17 the businesses that cannot afford
18 their fair share of taxes. I would
19 like to know that as a homeowner
20 I've invested in these businesses
21 because my tax dollars are
22 subsidizing these businesses. When
23 am I going to cash in on my
24 investment?

25 They make promises that they

1
2 don't keep, but all the PILOTS that
3 Hempstead has and, of course, with
4 the extensions, Hempstead should
5 look and be in a lot of a better
6 financial situation with as far as
7 the residents, the schools and the
8 Village itself. I don't think it's
9 fair that Hempstead has been
10 bombarded with all these PILOTS.

11 MR. SCOTT: Good morning. My
12 name is Jamal Scott. I'm the
13 Assistant Superintendent for
14 Business for Hempstead Public
15 Schools. I just have a couple of
16 questions and one of the questions
17 is, in relation to the company
18 getting back all the tax on the
19 regular taxes, what's the difference
20 of how much it would be for the
21 regular property taxes in comparison
22 to the PILOT? How much are we
23 paying? What's the difference? Did
24 I miss it? Is it here?

25 MR. LODATO: In the cost

1
2 benefit analysis that was on the
3 website, I'm not sure if you
4 downloaded that one but --

5 MR. SCOTT: No, I didn't get an
6 opportunity to do that.

7 MR. LODATO: -- there is an
8 estimate that if we did not do the
9 PILOT program, the taxes would be
10 around 410,000 and with the PILOT
11 they are 400,000 in the first year
12 so it's a \$10,000 difference.

13 MR. SCOTT: So my question is,
14 I don't understand the purpose of
15 the PILOT if it's only a \$10,000
16 difference. And from my
17 understanding, the company that
18 exists that is asking for the PILOT
19 is a profitable business. What's
20 the purpose of this request?

21 MR. LODATO: That's something
22 that's between the company and their
23 finances that they would have to...

24 MR. SCOTT: Figure out.

25 MR. LODATO: Yes. It makes

1
2 sense to them, obviously.

3 MR. SCOTT: And the
4 decisionmaking from our perspective,
5 from the IDA's perspective, I think
6 we need to look into that. If we're
7 looking at a business that is
8 profitable and has been profitable
9 over the years, why are we extending
10 a PILOT for additional years if it's
11 a \$10,000 difference. There has to
12 be something more to it so I think
13 we need to look into that before a
14 decision made.

15 MR. LODATO: There is also a
16 sales tax benefit they are seeking
17 so the purchases that they are
18 making will be sales tax exempt, so
19 that is probably another reason that
20 they are seeking it.

21 MR. SCOTT: So all of that
22 wholistically, I think we need to
23 look at it from a bigger picture
24 perspective.

25 MR. LODATO: Thank you very

1
2 much.

3 Good morning, Mr. Oppenheimer.

4 MR. OPPENHEIMER: Good morning.

5 Good morning all. I think I'm at
6 2:26.

7 MR. LODATO: The timer is
8 giving us an issue. We're going to
9 use our phones.

10 MR. OPPENHEIMER: Can you just
11 repeat the difference on that
12 because I'm looking at some
13 materials from December showing a
14 much wider difference in the
15 proposed PILOT versus total tax if
16 not within a PILOT.

17 MR. LODATO: The cost benefit
18 analysis has a \$410,746 amount as an
19 estimate for what the taxes would be
20 and the PILOT payments starts at
21 \$400,000 flat.

22 MR. OPPENHEIMER: Okay. So
23 first let me just state for the
24 record, I'm Dan Oppenheimer. I'm
25 speaking as a Village resident, not

1
2 in an official capacity.

3 But what I'm seeing is a
4 difference -- a discrepancy between
5 total tax numbers from documents
6 that were submitted in December and
7 the current. I know that the
8 applicant is disputing or
9 potentially disputing the assessment
10 so that has to be cleared up, I
11 think, before we really look at what
12 is the difference between with tax
13 and without tax.

14 MR. LODATO: The applicant has
15 provided us an appraisal, as well as
16 an opinion letter which points to
17 the 410,000 figure. The cost
18 benefit analysis that was previously
19 provided to the Board members like
20 yourself has been amended to reflect
21 those figures and is up on the
22 website for you to review. And we
23 will obviously send you a copy
24 before the meeting.

25 MR. OPPENHEIMER: Thank you

1
2 very much. So here is some of my
3 feelings on this. The applicant
4 business has strived under the
5 assistance of the IDA over the last
6 10 years. They accomplished
7 everything that they were required
8 to in terms of the employment. As a
9 thriving business it's a
10 multi-billion dollar international
11 company. The PILOT accomplished
12 what it was intended to do. Now
13 they are asking -- and this is in my
14 interpretation of it -- for us to
15 cover the cost of doing business.

16 Now, is that the proper
17 responsibility of the IDA? The
18 fiduciary responsibility of the IDA
19 is to the locality in which the
20 project is, it's not to the business
21 person. If first you satisfy the
22 responsibility to the locality and
23 it benefits the business then that
24 is, I think, the best result that
25 you can get. But if you don't meet

1
2 the one first, you can't do the
3 second one.

4 So they clearly did accomplish
5 what they were asked in the past.
6 We can't say that without knowing
7 for certain what the appraisal
8 amount is going to be going forward
9 on this.

10 Also, in terms of their
11 employment numbers, it was pointed
12 out that they exceeded by far the
13 number of new jobs that they were
14 supposed to create with this
15 project, but we don't know how many
16 of those are people who reside in
17 the 11550 area code and I don't know
18 if the representative would be able
19 to answer that today. That is a
20 really important part of the job
21 picture.

22 They are mentioning that a
23 total increase of 10 full-time
24 employment positions over the next
25 2 years. If those were Town of

1
2 Hempstead jobs, that's a big
3 difference than ten Village of
4 Hempstead jobs. That's a big
5 difference than 10 non-Village jobs.
6 Thank you.

7 MR. LODATO: Mr. Oppenheimer,
8 I'm going to reference something
9 from the application here. It looks
10 like the labor market area, which is
11 not specifically Hempstead Village,
12 references 89 jobs coming from the
13 labor market area out of the 96 or
14 out of the 106, I guess. So that's
15 the difference. But, again, like
16 you're stating, that does not
17 specifically mean Village of
18 Hempstead.

19 MR. OPPENHEIMER: Correct.
20 Thank you.

21 MR. LODATO: God morning, Mr.
22 Johnson.

23 MR. JOHNSON: Good morn, Sir.
24 My name is Lamont E. Johnson. I'm a
25 51-year resident of Hempstead, New

1
2 York. My address is 12 Roosevelt
3 Street in Hempstead. I'm against
4 this extension of the PILOT. It
5 really serves no need for the
6 Village. It does not help the
7 Village in any way.

8 As other speakers have said,
9 Mercedes Benz is a franchisee. They
10 are an international company with
11 billions and billions of dollars in
12 profit. Furthermore, the name of
13 the place says Lake View so I don't
14 see how it benefits the Village of
15 Hempstead in any way.

16 I was against the PILOT that
17 Mazda had years ago. They made
18 several promises about
19 apprenticeship for young people and
20 training that never happened and
21 never materialized. I was against
22 that because they are a franchisee
23 and they do not need the money.
24 They are very profitable. And
25 besides a few gates, white fences

1
2 that were put along West Graham and
3 a few other areas, those fences
4 have -- it's been more than
5 11 years -- those fences are all
6 falling down so it brings nothing to
7 the community. It doesn't make the
8 community look better, and I don't
9 believe that any people that's from
10 the Village of Hempstead are being
11 employed by Mercedes Benz so I would
12 like their representative to
13 explain -- It's really kind of
14 outrageous what the rents that
15 people pay in the apartments and the
16 mortgages that people pay in
17 Hempstead that a company such as
18 Mercedes would come to Hempstead and
19 think that they deserve -- They
20 already have a PILOT and now they
21 want an additional PILOT and I think
22 it's absurd and really outrageous
23 and a few other words and I don't
24 agree with it.

25 The Hempstead School

1
2 District -- Hempstead High School is
3 right across the street. I don't
4 think Mercedes Benz has been a great
5 partner. They have not offered any
6 programs to help students learn how
7 to work on Mercedes or anything like
8 that, so I don't think they have
9 been a great partner for the Village
10 of Hempstead.

11 It looks good but it says -- I
12 believe it says Lake View Mercedes,
13 whatever it says, but it doesn't
14 really associate with Hempstead.
15 They want Hempstead to give them a
16 PILOT but they don't want to give
17 anything back in return and as a
18 taxpayer I'm against it.

19 MR. LODATO: Thank you. Mr.
20 Boone.

21 MR. BOONE: Good morning. How
22 are you? Kevin Boone, Village of
23 Hempstead resident. You need my
24 address?

25 THE REPORTER: If you'd like to

1
2 give it.

3 MR. BOONE: 40 West Orchard
4 Street, Hempstead, New York.

5 Based on what we've been
6 hearing today, this business has
7 been profitable I would say over the
8 last 10 years that they have had
9 this PILOT. For an extension, the
10 cost of doing business is not the
11 Village of Hempstead's business to
12 look into or handle. It's not fair
13 to the residents of the Village of
14 Hempstead and I'm definitely not for
15 the extension of the PILOT.

16 I believe, at this time, they
17 have had enough, you know, more than
18 enough time where they are cash
19 fluid where they can pay their taxes
20 or the cost of doing business from
21 here on in so an extension for
22 two years is something that I really
23 don't believe they need.

24 On top of that, when it comes
25 down to the school district or

1 anything else, the Hempstead
2 residents have not benefited, the
3 school district has not benefited,
4 and it says Rockville Centre
5 Mercedes Benz, which has nothing to
6 do with the Incorporated Village; so
7 therefore, I do not see any point or
8 any rhyme or reason why we should
9 extend this benefit just for the
10 cost of doing business where it's
11 not helping our residents or anyone
12 else in the Village at all.

14 MR. LODATO: Thank you.

15 Would anyone else like to be
16 heard?

17 MS. WILLIAMS: Good morning.
18 Jaylette Williams, 99 Mason Street,
19 Hempstead, New York.

20 I would simply like to know,
21 based on the responses that you
22 received in this hearing, what will
23 be your next steps as far as the
24 feedback that you have received from
25 myself and my fellow Village

1
2 residents?

3 And also, I would like to hear
4 from the attorney what his analysis
5 is of the discussion that we have
6 had today, and I'm going to request
7 that he come forward if that's
8 appropriate.

9 MR. LODATO: Because we're just
10 staff here, as you know, we don't
11 make the decisions and so between
12 the stenographer capturing the
13 minutes and the live stream that I
14 will as well provide to all the
15 Board members, we will express
16 exactly what's on the record to them
17 and it's kind of up to the Hempstead
18 Board and the regular IDA Board to
19 make their decision and the
20 determination on all the facts laid
21 in front of them.

22 MS. WILLIAMS: Do you think
23 that this agenda item would be
24 presented at the next formal IDA
25 Board meeting?

1
2 MR. LODATO: Yes. I expect
3 this to be on the February 28th
4 agenda for authorization.

5 MS. WILLIAMS: Thank you.

6 MR. LODATO: As far counsel
7 answering any of your questions, we
8 normally don't do a back and forth.
9 It's really more for the public just
10 to appear. If he would like to, he
11 may but that's up to him.

12 MS. WILLIAMS: I accept that.

13 MR. LODATO: Thank you.

14 MR. DiCIOCCHIO: Mr. John
15 DiCiccio. I will take all the
16 comments made today and I'll take
17 them back to my client. We will do
18 our best to address them at the
19 Board meeting.

20 Thank you.

21 MR. LODATO: Thank you. Would
22 anyone else like to be on the record
23 and heard?

24 We're going to stay on for
25 another 5 minutes in case anyone

else comes in.

(At this time, a brief recess was taken while awaiting any further comments from anyone in attendance.)

MR. LODATO: We're going to close this meeting. I am observing it's 10:10 a.m. on February the 16th for the Town of Hempstead IDA 110 Graham Realty, L.L.C. project.

Thank you everyone for your comments and input. We will make sure that the Board has all this available to them for their decision.

Thank you and have a good morning. I'm now closing this meeting sine die. Take care.

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

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 20th day of February, 2023.



DOLLY FEVOLA

\$	8	18:8 analysis [5] - 10:5, 13:2, 15:18, 16:18, 25:4 answer [1] - 18:19 answering [1] - 26:7 answers [1] - 11:7 apartments [1] - 21:15 appear [1] - 26:10 applicant [5] - 10:18, 10:20, 16:8, 16:14, 17:3 application [4] - 10:3, 10:19, 10:24, 19:9 appraisal [2] - 16:15, 18:7 apprenticeship [1] - 20:19 appropriate [1] - 25:8 area [3] - 18:17, 19:10, 19:13 areas [1] - 21:3 Article [1] - 3:16 assessment [1] - 16:9 assistance [6] - 4:2, 6:16, 9:6, 9:20, 10:3, 17:5 Assistant [1] - 12:13 associate [1] - 22:14 attendance [1] - 27:5 attorney [1] - 25:4 authorization [1] - 26:4 authorized [1] - 4:4 automobiles [4] - 5:11, 5:12, 7:17, 7:18 available [1] - 27:14 Avenue [1] - 4:11 awaiting [1] - 27:4	better [2] - 12:5, 21:8 between [4] - 13:22, 16:4, 16:12, 25:11 big [2] - 19:2, 19:4 bigger [1] - 14:23 billion [1] - 17:10 billions [2] - 20:11 blood [1] - 28:8 board [1] - 11:8 Board [7] - 16:19, 25:15, 25:18, 25:25, 26:19, 27:13 bombarded [1] - 12:10 BOONE [3] - 2:8, 22:21, 23:3 Boone [2] - 22:20, 22:22 BRADLEY [1] - 2:12 brief [1] - 27:3 brings [1] - 21:6 building [2] - 4:16, 4:20 Business [1] - 12:14 business [12] - 13:19, 14:7, 17:4, 17:9, 17:15, 17:20, 17:23, 23:6, 23:10, 23:11, 23:20, 24:11 businesses [3] - 11:17, 11:20, 11:22	community [2] - 21:7, 1 21:8 company [8] - 4:3, 10:24, 12:17, 13:17, 13:22, 17:11, 20:10, 21:17 Company [11] - 4:6, 5:6, 5:8, 6:14, 7:12, 7:14, 8:23, 9:4, 9:7, 9:20, 10:4 comparison [1] - 12:21 compressors [1] - 4:23 connection [6] - 3:23, 5:23, 6:5, 6:21, 8:5, 8:11 consisted [1] - 4:8 consistent [1] - 9:12 construction [2] - 4:13, 10:6 consumption [2] - 6:3, 8:8 contemplates [1] - 9:5 continue [3] - 8:22, 9:2, 9:5 continued [1] - 7:14 copy [1] - 16:23 correct [1] - 19:19 cost [7] - 12:25, 15:17, 16:17, 17:15, 23:10, 23:20, 24:11 costs [3] - 6:10, 8:16, 10:5 counsel [1] - 26:6 couple [1] - 12:15 course [1] - 12:3 Court [1] - 1:19 cover [1] - 17:15 create [1] - 18:14 current [2] - 9:11, 16:7 customers [2] - 5:12, 7:18
1	9	B	C	
1 [3] - 1:10, 3:15, 3:21 1.5 [1] - 10:25 10 [4] - 17:6, 18:23, 19:5, 23:8 106 [1] - 19:14 10:10 [2] - 27:8, 27:19 11 [1] - 21:5 110 [6] - 1:6, 3:9, 4:2, 4:10, 10:20, 27:9 11530 [1] - 2:5 11550 [1] - 18:17 12 [1] - 20:2 12,445 [1] - 4:17 16 [1] - 1:12 16th [3] - 3:8, 3:19, 27:8 18-A [1] - 3:16	83,400 [1] - 4:15 89 [1] - 19:12	B	C	
2	A	B	C	
2 [1] - 18:25 2022 [5] - 7:2, 7:5, 7:8, 7:9, 8:19 2023 [3] - 1:12, 3:19, 28:13 20th [1] - 28:13 28th [1] - 26:3 29 [1] - 11:14 2:26 [1] - 15:6	A	B	C	
3	A	B	C	
3 [1] - 10:13 3.8 [1] - 4:9 350 [1] - 2:4	a.m [5] - 1:12, 3:7, 3:20, 27:8, 27:19 abatement [1] - 6:17 abatements [1] - 9:11 able [1] - 18:18 above-stated [1] - 9:15 absurd [1] - 21:22 accept [2] - 9:16, 26:12 accomplish [1] - 18:4 accomplished [2] - 17:6, 17:11 acquired [1] - 8:25 acquisition [8] - 4:8, 5:14, 5:23, 6:6, 6:24, 7:20, 8:5, 8:11 acre [1] - 4:9 action [1] - 28:9 addition [1] - 4:18 additional [3] - 6:20, 14:10, 21:21 address [3] - 20:2, 22:24, 26:18 Administrator [1] - 1:16 afford [1] - 11:17 Agency [14] - 1:16, 3:5, 3:25, 5:6, 5:7, 6:15, 7:12, 7:13, 8:24, 9:4, 9:13, 9:14, 9:21, 10:4 AGENCY [1] - 2:4 Agency's [1] - 9:25 agenda [2] - 25:23, 26:4 ago [1] - 20:17 agree [1] - 21:24 air [1] - 4:23 ALSO [1] - 2:7 amended [1] - 16:20 amount [2] - 15:18,	B	C	
4	A	B	C	
40 [1] - 23:3 400,000 [1] - 13:11 410,000 [2] - 13:10, 16:17	A	B	C	
5	A	B	D	
5 [1] - 26:25 51-year [1] - 19:25	A	B	D	
		based [2] - 23:5, 24:21 become [1] - 7:25 below [2] - 5:18, 7:24 benefit [5] - 13:2, 14:16, 15:17, 16:18, 24:10 benefited [2] - 24:3, 24:4 benefits [3] - 10:6, 17:23, 20:14 Bennet [1] - 3:21 Bennett [1] - 1:9 Benz [7] - 5:9, 7:15, 10:23, 20:9, 21:11, 22:4, 24:6 best [2] - 17:24, 26:18	D	
			D	
			Dan [1] - 15:24 dealership [2] - 5:9, 7:16 December [2] - 15:13, 16:6 decision [3] - 14:14, 25:19, 27:15 decisionmaking [1] - 14:4 decisions [1] - 25:11 definitely [1] - 23:14 Deputy [3] - 1:15, 1:16, 3:5	

<p>described [2] - 5:17, 7:23 description [2] - 6:5, 8:10 deserve [1] - 21:19 determination [1] - 25:20 DEVELOPMENT [1] - 2:4 Development [1] - 3:5 development [1] - 4:7 DiCioccio [4] - 10:15, 10:16, 26:14, 26:15 DICIOCCIO [1] - 2:9 die [1] - 27:18 difference [12] - 12:19, 12:23, 13:12, 13:16, 14:11, 15:11, 15:14, 16:4, 16:12, 19:3, 19:5, 19:15 Director [2] - 1:15, 3:6 discrepancy [1] - 16:4 discussion [1] - 25:5 disputing [2] - 16:8, 16:9 District [1] - 22:2 district [2] - 23:25, 24:4 documents [1] - 16:5 dollar [1] - 17:10 dollars [3] - 11:2, 11:21, 20:11 Dolly [1] - 1:19 DOLLY [2] - 28:3, 28:17 down [2] - 21:6, 23:25 downloaded [1] - 13:4 duly [1] - 4:4</p>	<p>exempt [1] - 14:18 exemptions [2] - 9:8, 9:9 existing [3] - 4:4, 4:14, 10:22 exists [1] - 13:18 expect [1] - 26:2 expend [1] - 10:25 explain [1] - 21:13 express [1] - 25:15 extend [1] - 24:10 extending [1] - 14:9 extension [7] - 6:17, 9:11, 10:22, 20:4, 23:9, 23:15, 23:21 Extension [1] - 6:21 extensions [1] - 12:4</p>	<p>fixtures [1] - 6:25 flat [1] - 15:21 fluid [1] - 23:19 following [3] - 3:23, 5:13, 7:19 foot [3] - 4:15, 4:17, 4:19 form [1] - 9:7 formal [1] - 25:24 forth [1] - 26:8 forward [2] - 18:8, 25:7 franchisee [2] - 20:9, 20:22 Front [1] - 2:4 front [1] - 25:21 full [1] - 18:23 full-time [1] - 18:23 furniture [2] - 4:24, 6:25 furthermore [1] - 20:12</p>	<p>19:4, 19:11, 19:18, 19:25, 20:3, 20:15, 21:10, 21:17, 21:18, 21:25, 22:2, 22:10, 22:14, 22:15, 22:23, 23:4, 23:14, 24:2, 24:19, 25:17, 27:9 HEMPSTEAD [1] - 2:3 Hempstead's [1] - 23:11 hereby [2] - 3:14, 28:4 hereunto [1] - 28:12 High [1] - 22:2 HINTON [1] - 2:12 homeowner [2] - 11:13, 11:19 HON [1] - 2:8 hopefully [1] - 11:7 https://tohida.org [1] - 10:2</p>	<p>17:10, 20:10 interpretation [1] - 17:14 invested [1] - 11:20 investment [1] - 11:24 issue [1] - 15:8 item [1] - 25:23 itself [1] - 12:8</p>
J				
<p>J.R [1] - 10:16 Jamal [1] - 12:12 JAMAL [1] - 2:11 Jayette [1] - 24:18 JAYLETTE [1] - 2:10 job [1] - 18:20 jobs [5] - 18:13, 19:2, 19:4, 19:5, 19:12 JOHN [1] - 2:9 John [1] - 26:14 Johnson [2] - 19:22, 19:24 JOHNSON [1] - 19:23</p>				
K				
<p>keep [1] - 12:2 KELLY [1] - 2:13 Kevin [1] - 22:22 KEVIN [1] - 2:8 kind [4] - 6:4, 8:10, 21:13, 25:17 knowing [1] - 18:6</p>				
L				
<p>L.H [1] - 3:20 L.L.C [2] - 10:21, 27:10 labor [2] - 19:10, 19:13 laid [1] - 25:20 Lake [2] - 20:13, 22:12 Lamont [1] - 19:24 land [1] - 4:10 Land [3] - 4:12, 5:4, 7:8 last [2] - 17:5, 23:8 LAURA [1] - 1:16 Law [1] - 3:17 law [1] - 10:17 laws [1] - 4:5 learn [1] - 22:6 lease [1] - 9:3 leased [1] - 5:6 leasehold [1] - 8:25</p>				

<p>leases [2] - 5:20, 8:2 letter [1] - 16:16 liability [1] - 4:3 lifts [1] - 4:23 limited [2] - 4:3, 4:23 listen [1] - 11:4 live [2] - 3:12, 25:13 LLC [2] - 1:6, 4:3 local [1] - 3:20 locality [2] - 17:19, 17:22 located [1] - 4:10 location [1] - 9:21 LODATO [22] - 1:15, 3:2, 11:10, 12:25, 13:7, 13:21, 13:25, 14:15, 14:25, 15:7, 15:17, 16:14, 19:7, 19:21, 22:19, 24:14, 25:9, 26:2, 26:6, 26:13, 26:21, 27:6 Lodato [1] - 3:3 look [7] - 12:5, 14:6, 14:13, 14:23, 16:11, 21:8, 23:12 looking [2] - 14:7, 15:12 looks [2] - 19:9, 22:11</p>	<p>Michael [1] - 3:3 million [1] - 11:2 minutes [3] - 10:13, 25:13, 26:25 miss [1] - 12:24 modification [2] - 6:16, 9:10 money [1] - 20:23 morn [1] - 19:23 morning [11] - 3:2, 10:15, 11:11, 12:11, 15:3, 15:4, 15:5, 19:21, 22:21, 24:17, 27:17 mortgage [1] - 9:9 mortgages [1] - 21:16 MR [35] - 3:2, 10:15, 11:10, 12:11, 12:25, 13:5, 13:7, 13:13, 13:21, 13:24, 13:25, 14:3, 14:15, 14:21, 14:25, 15:4, 15:7, 15:10, 15:17, 15:22, 16:14, 19:7, 19:19, 19:21, 22:19, 22:21, 23:3, 24:14, 25:9, 26:2, 26:6, 26:13, 26:14, 26:21, 27:6 MS [5] - 11:11, 24:17, 25:22, 26:5, 26:12 multi [1] - 17:10 multi-billion [1] - 17:10 Municipal [1] - 3:17</p>	<p>noted [1] - 27:19 notes [1] - 28:6 nothing [2] - 21:6, 24:6 Notice [1] - 3:10 NOTICE [1] - 1:5 notice [1] - 3:14 number [1] - 18:13 numbers [2] - 16:5, 18:11</p>	<p>Pavilion [2] - 1:9, 3:21 pay [3] - 21:15, 21:16, 23:19 paying [1] - 12:23 payments [1] - 15:20 people [5] - 18:16, 20:19, 21:9, 21:15, 21:16 person [2] - 9:17, 17:21 personal [2] - 6:9, 8:15 persons [1] - 9:23 perspective [3] - 14:4, 14:5, 14:24 phones [1] - 15:9 picture [2] - 14:23, 18:21 PILOT [19] - 6:20, 10:22, 12:22, 13:9, 13:10, 13:15, 13:18, 14:10, 15:15, 15:16, 15:20, 17:11, 20:4, 20:16, 21:20, 21:21, 22:16, 23:9, 23:15 PILOTS [4] - 11:15, 11:16, 12:2, 12:10 place [2] - 9:16, 20:13 placed [2] - 6:11, 8:17 point [1] - 24:8 pointed [1] - 18:11 points [1] - 16:16 policies [1] - 9:13 positions [1] - 18:24 potentially [1] - 16:9 prep [1] - 4:24 prepared [2] - 10:25, 11:7 PRESENT [1] - 2:7 presented [1] - 25:24 previously [3] - 3:25, 8:24, 16:18 profit [1] - 20:12 profitable [5] - 13:19, 14:8, 20:24, 23:7 program [1] - 13:9 programs [1] - 22:6 Project [2] - 8:19, 8:20 project [3] - 17:20, 18:15, 27:10 Project") [2] - 6:13, 8:21 promises [2] - 11:25, 20:18 proper [1] - 17:16 property [5] - 6:9, 6:18, 8:15, 9:12, 12:21 proposed [3] - 9:19, 10:7, 15:15</p>	<p>provide [2] - 9:6, 25:14 provided [3] - 3:25, 16:15, 16:19 PUBLIC [1] - 1:5 public [3] - 3:9, 11:5, 26:9 Public [4] - 3:10, 3:15, 12:14, 28:3 purchases [5] - 5:20, 6:2, 8:2, 8:7, 14:17 purpose [2] - 13:14, 13:20 pursuant [1] - 3:15 put [1] - 21:2</p>
M	N	O	<p>observing [2] - 3:6, 27:7 obviously [2] - 14:2, 16:23 OF [3] - 1:4, 1:5, 2:3 offered [1] - 22:5 offering [2] - 5:10, 7:16 office [1] - 4:24 official [1] - 16:2 one [4] - 12:16, 13:4, 18:2, 18:3 ongoing [1] - 10:7 operated [1] - 8:22 operation [3] - 5:8, 7:15, 10:7 opinion [1] - 16:16 Oppenheimer [3] - 15:3, 15:24, 19:7 OPPENHEIMER [5] - 15:4, 15:10, 15:22, 16:25, 19:19 opportunity [2] - 9:24, 13:6 opposed [1] - 9:18 Orchard [1] - 23:3 Original [16] - 5:2, 5:3, 5:4, 5:16, 5:19, 5:25, 6:7, 6:12, 6:13, 6:18, 6:23, 7:3, 7:6, 7:10, 8:20, 9:2 outcome [1] - 28:11 outrageous [2] - 21:14, 21:22 owned [1] - 8:22</p>	Q
<p>machinery [4] - 5:22, 6:8, 8:4, 8:14 managed [1] - 8:23 market [2] - 19:10, 19:13 marriage [1] - 28:8 Mason [1] - 24:18 materialized [1] - 20:21 materials [5] - 5:17, 6:3, 7:23, 8:9, 15:13 MATTER [1] - 1:4 matter [1] - 28:11 matters [1] - 3:24 Mazda [1] - 20:17 mean [1] - 19:17 meet [1] - 17:25 meeting [7] - 3:13, 11:8, 16:24, 25:25, 26:19, 27:7, 27:18 members [2] - 16:19, 25:15 mentioning [1] - 18:22 Mercedes [10] - 5:9, 7:15, 10:23, 20:9, 21:11, 21:18, 22:4, 22:7, 22:12, 24:6 MICHAEL [1] - 1:15</p>	<p>name [7] - 3:3, 10:11, 10:16, 11:12, 12:12, 19:24, 20:12 Nathan [2] - 1:9, 3:20 nature [1] - 9:21 need [7] - 14:6, 14:13, 14:22, 20:5, 20:23, 22:23, 23:23 never [2] - 20:20, 20:21 new [3] - 5:10, 7:16, 18:13 New [10] - 1:10, 2:5, 3:16, 3:22, 4:5, 4:12, 19:25, 23:4, 24:19, 28:4 next [3] - 18:24, 24:23, 25:24 non [1] - 19:5 non-Village [1] - 19:5 normally [1] - 26:8 Notary [1] - 28:3</p>	P	<p>parcel [1] - 4:9 parking [1] - 4:21 part [4] - 5:19, 7:25, 10:23, 18:20 parties [1] - 28:8 partner [2] - 22:5, 22:9 past [1] - 18:5</p>	<p>questions [4] - 11:6, 12:16, 26:7</p>
M	N	P	<p>RE [1] - 1:6 read [1] - 3:10 real [2] - 6:17, 9:12 really [8] - 16:11, 18:20, 20:5, 21:13, 21:22, 22:14, 23:22, 26:9 Realty [3] - 4:2, 10:20, 27:10 REALTY [1] - 1:6 reason [2] - 14:19, 24:9 received [2] - 24:22, 24:24 recess [1] - 27:3 record [5] - 3:11, 15:24, 25:16, 26:22, 28:5 recording [1] - 9:9 reference [1] - 19:8 references [1] - 19:12 reflect [1] - 16:20 regular [3] - 12:19, 12:21, 25:18 relate [2] - 5:14, 7:20 related [1] - 28:7 relation [1] - 12:17 renovation [8] - 4:13, 5:15, 5:24, 6:6, 6:22, 7:21, 8:6, 8:12 rentals [4] - 5:21, 6:2, 8:3, 8:8 rents [1] - 21:14 repeat [1] - 15:11 Reporter [1] - 1:19</p>	R

<p>REPORTER [1] - 22:25 represent [1] - 10:18 representative [3] - 9:14, 18:18, 21:12 request [3] - 6:15, 13:20, 25:6 required [1] - 17:7 reside [1] - 18:16 resident [3] - 15:25, 19:25, 22:23 residents [5] - 12:7, 23:13, 24:3, 24:12, 25:2 respect [3] - 6:11, 8:16, 10:19 responses [1] - 24:21 responsibility [3] - 17:17, 17:18, 17:22 result [1] - 17:24 return [1] - 22:17 review [2] - 9:24, 16:22 rhyme [1] - 24:9 Rockville [1] - 24:5 Roosevelt [1] - 20:2</p>	<p>speakers [1] - 20:8 speaking [1] - 15:25 specifically [2] - 19:11, 19:17 square [3] - 4:15, 4:17, 4:19 staff [1] - 25:10 starts [1] - 15:20 State [3] - 3:17, 4:5, 28:4 state [2] - 10:10, 15:23 stating [1] - 19:16 stay [1] - 26:24 stenographer [3] - 3:12, 10:11, 25:12 stenographic [1] - 28:6 step [1] - 10:10 steps [1] - 24:23 story [1] - 4:20 stream [1] - 25:13 streaming [1] - 3:13 Street [6] - 1:10, 2:4, 3:22, 20:3, 23:4, 24:18 street [1] - 22:3 strived [1] - 17:4 students [1] - 22:6 sub [1] - 5:6 sub-leased [1] - 5:6 sublease [1] - 9:3 subleased [3] - 5:5, 7:11, 7:13 submitted [2] - 6:14, 16:6 subsidizing [1] - 11:22 Superintendent [1] - 12:13 supplies [4] - 5:17, 6:3, 7:23, 8:9 supposed [1] - 18:14</p>	<p>THAT [2] - 28:5, 28:10 THE [2] - 1:4, 22:25 therefore [1] - 24:8 thereon [1] - 4:14 thereto [2] - 6:11, 8:17 thriving [1] - 17:9 Thursday [1] - 3:7 timer [1] - 15:7 Title [1] - 3:15 to.. [1] - 13:23 today [6] - 10:19, 11:4, 18:19, 23:6, 25:6, 26:16 together [8] - 4:16, 5:3, 6:23, 7:3, 7:6, 7:8, 7:10, 8:19 TOMEQ [1] - 1:16 tools [2] - 5:21, 8:3 top [1] - 23:24 total [3] - 15:15, 16:5, 18:23 totaling [1] - 4:18 TOWN [1] - 2:3 Town [5] - 3:4, 3:18, 4:11, 18:25, 27:9 training [1] - 20:20 transcript [1] - 28:5 Traurig [1] - 10:17 true [1] - 28:5 two [4] - 4:20, 6:19, 10:21, 23:22 two-story [1] - 4:20 two-year [1] - 10:21</p>	<p>24:7, 24:13, 24:25</p> <p style="text-align: center;">W</p> <p>wash [1] - 4:25 Washington [2] - 1:10, 3:21 website [3] - 9:25, 13:3, 16:22 West [3] - 4:10, 21:2, 23:3 WHEREOF [1] - 28:12 white [1] - 20:25 wholistically [1] - 14:22 wider [1] - 15:14 WILLIAMS [5] - 2:10, 24:17, 25:22, 26:5, 26:12 Williams [1] - 24:18 Winston [1] - 11:12 WINSTON [2] - 2:14, 11:11 WITNESS [1] - 28:12 words [1] - 21:23 written [1] - 9:16</p>
S			Y
<p>sales [5] - 5:10, 7:16, 9:8, 14:16, 14:18 satisfy [1] - 17:21 School [2] - 21:25, 22:2 school [2] - 23:25, 24:4 schools [1] - 12:7 Schools [1] - 12:15 SCOTT [7] - 2:11, 12:11, 13:5, 13:13, 13:24, 14:3, 14:21 Scott [1] - 12:12 second [1] - 18:3 see [2] - 20:14, 24:8 seeing [1] - 16:3 seeking [3] - 10:21, 14:16, 14:20 send [1] - 16:23 sense [1] - 14:2 serves [1] - 20:5 service [2] - 5:11, 7:17 services [2] - 6:4, 8:9 set [1] - 28:13 several [1] - 20:18 share [1] - 11:18 showing [1] - 15:13 simply [1] - 24:20 sine [1] - 27:18 situation [1] - 12:6</p>	T	<p style="text-align: center;">U</p> <p>under [4] - 4:5, 6:12, 8:18, 17:4 up [6] - 6:19, 10:10, 16:10, 16:21, 25:17, 26:11 upcoming [1] - 11:8 USA [2] - 5:9, 7:16 uses [4] - 5:21, 6:2, 8:3, 8:8</p>	<p>year [2] - 10:21, 13:11 years [11] - 6:20, 11:14, 11:15, 14:9, 14:10, 17:6, 18:25, 20:17, 21:5, 23:8, 23:22 York [10] - 1:10, 2:5, 3:16, 3:22, 4:6, 4:12, 20:2, 23:4, 24:19, 28:4 young [1] - 20:19 yourself [1] - 16:20</p>
	<p>tangible [2] - 6:9, 8:14 tax [8] - 11:21, 12:18, 14:16, 14:18, 15:15, 16:5, 16:12, 16:13 taxes [10] - 6:18, 9:8, 9:10, 9:12, 11:18, 12:19, 12:21, 13:9, 15:19, 23:19 taxpayer [1] - 22:18 ten [1] - 19:3 term [1] - 6:19 terms [2] - 17:8, 18:10 TERRY [1] - 2:14 Terry [1] - 11:12</p>	<p style="text-align: center;">V</p> <p>validly [1] - 4:4 versus [1] - 15:15 View [2] - 20:13, 22:12 views [1] - 9:17 Village [19] - 4:11, 11:13, 12:8, 15:25, 19:3, 19:5, 19:11, 19:17, 20:6, 20:7, 20:14, 21:10, 22:9, 22:22, 23:11, 23:13,</p>	