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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: WEST JAMAICA HOLDINGS, LLC

-----X

Village Hall
123 S. Central Avenue
Valley Stream, New York

October 10, 2023
10:00 a.m.

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

Dolly Fevola,
Court Reporter

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

TOWN OF HEMPSTEAD INDUSTRIAL AGENCY

350 Front Street

Hempstead, New York 11550

BY: MICHAEL LODATO, Deputy Exec Director

ALSO PRESENT:

MICHAEL WEBB, ESQ. - Farrell Fritz, P.C.

DR. JACK MITCHELL, Asst Supt for Business

UNAL KARAKAS, Superintendent of Schools

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. We're here
7 today for a Public Hearing regarding
8 West Jamaica Holdings, LLC with the
9 Town of Hempstead.

10 I will now read the meeting
11 Notice into the record.

12 Notice is hereby given that the
13 Public Hearing pursuant to Title I
14 of Article 18-A of the New York
15 State General Municipal Law will be
16 held by the Town of Hempstead IDA on
17 the 10th day of October, 2023, at
18 10:00 a.m. local time, at Valley
19 Stream Village Hall, 123 S. Central
20 Avenue, Valley Stream, New York, in
21 the connection with the following
22 matters:

23 West Jamaica Holdings, LLC, a
24 limited liability company organized
25 and existing under the laws of the

1
2 State of New York, on behalf of
3 itself and/or the principals of West
4 Jamaica Holdings, LLC and/or an
5 entity formed or to be formed on
6 behalf of the foregoing
7 (collectively, the "Company"), has
8 applied to the Town of Hempstead
9 Industrial Development Agency (the
10 "Agency"), for assistance in the
11 acquisition of multiple parcels of
12 land totaling approximately 0.574
13 acres of land, located at 54 and 68
14 West Jamaica Avenue, Village of
15 Valley Stream, Town of Hempstead,
16 New York 11580 (NCTM# Section 37,
17 Block 322, Lots 6-9, 95-98 &
18 107-108) (collectively, the "Land"),
19 the demolition of an existing
20 approximately 18,000 square foot
21 building containing approximately 63
22 residential units (consisting of a
23 mix of approximately sixteen (16)
24 studio units, twenty-nine (29)
25 one-bedroom units and eighteen (18)

1
2 two-bedroom units, a community room,
3 rooftop outdoor common spaces, and
4 the construction of approximately
5 fifty-six (56) on-site parking
6 spaces (the "Improvements"), and the
7 acquisition and installation therein
8 of certain equipment and personal
9 property (the "Equipment"; and
10 together with the Land and the
11 Improvements, the "Facility"), which
12 Facility is to be leased by the
13 Agency to the Company and used by
14 the Company as a mixed use
15 multi-family rental apartment
16 building (the "Project"). The
17 Facility will be initially owned,
18 operated and/or managed by the
19 Company.

20 The Facility will be leased by
21 the Company to the Agency pursuant
22 to a certain Company Lease and will
23 be subleased by the Agency to the
24 Company pursuant to a certain Lease
25 and Project Agreement.

1
2 The Agency contemplates that it
3 will provide financial assistance to
4 the Company in the form of
5 exemptions from mortgage recording
6 taxes in connection with the
7 financing or any subsequent
8 refinancing of the Facility,
9 exemptions from sales and use taxes
10 and abatement of real property
11 taxes, consistent with the policies
12 and resolutions of the Agency.

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

1
2 application for financial assistance
3 filed by the Company with the Agency
4 and an analysis of the costs and
5 benefits of the construction and
6 ongoing operation of the proposed
7 Facility. Thank you.

8 If anyone would like to step up
9 and be heard, please state your name
10 and where you're from for the
11 stenographer on the microphone and
12 she will put your comments into the
13 record. We are also being filmed.

14 DR. MITCHELL: I'm representing
15 the School District. My name is Dr.
16 Jack Mitchell, I work as the
17 Assistant Superintendent for
18 Business with the Valley Stream 24
19 School District. I am here with my
20 Superintendent, Unal Karakas. He
21 will be doing the speaking not
22 myself.

23 Thank you.

24 MR. LODATO: The hearing is
25 open. If you would like to be

1
2 heard, please step up to the
3 microphone, state your name for the
4 stenographer. We're also being
5 filmed.

6 MR. KARAKAS: Good morning.
7 Unal Karakas, Superintendent of
8 Schools, Valley Stream School
9 District 25.

10 Our District's position
11 regarding this project is that we
12 are against it in the sense that we
13 do not know the implications that it
14 may have on how many students will
15 enter our district and if we have
16 the space available for the amount
17 of students that we may anticipate
18 as a result of it, of the
19 development.

20 Furthermore, we also don't know
21 the amount of money that we will be
22 receiving from the PILOT which is in
23 lieu of taxation, so we don't know
24 what those implications are for our
25 district and if it will ultimately

1
2 create a financial burden for our
3 taxpayers of our community.

4 So for those two reasons,
5 specifically, our position is to say
6 no.

7 MR. LODATO: Okay. Thank you.
8 Just to respond, we don't normally
9 do a back and forth, but I wanted to
10 just inform you that the proposed
11 PILOT is on our website so whatever
12 the proportionate share that you
13 currently receive for the school
14 district that stays the same. I
15 don't know what that percentage is
16 off the top of my head. You would
17 obviously know better than I would.
18 That portion share stays the same on
19 the new amounts so you can
20 definitely view that. I also have
21 copies here if you would like a copy
22 of anything.

23 In regards to school-age
24 children, there was an analysis
25 done. I'm trying to find --

1
2 MR. WEBB: I introduced myself
3 earlier. My name is Michael Webb,
4 Attorney for the project developer
5 and applicant.

6 There was an economic impact
7 and feasibility study conducted by
8 MRB Group that was retained by our
9 client. They estimate, based on
10 their modeling system which is based
11 on a regional plan study, that there
12 would be approximately 6 new
13 students to the school district.

14 MR. LODATO: Superintendent, if
15 you have any other questions, please
16 feel free to reach out. I'll give
17 you my e-mail.

18 SUPERINTENDENT KARAKAS:
19 Perfect. Thank you.

20 MR. LODATO: We'll keep the
21 meeting open just another 15 minutes
22 in case we have people that show up
23 a little late if you don't mind.

24 (At this time, a recess was
25 taken.)

1
2 MR. LODATO: We're now
3 observing that it's 10:28 a.m. on
4 October 10, 2023. I don't see
5 anyone else showing up currently
6 that would like to speak so we're
7 going to close this hearing sine
8 die.

9 Thank you very much everyone
10 for your time.

11 (Time noted: 10:28 a.m.)
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CERTIFICATION

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

THAT 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 16th day of October, 2023.

Dolly Fevola

DOLLY FEVOLA

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MAIN DISTRICT OFFICE:
33 North Central Avenue
Valley Stream, New York 11580
516-599-2972

ALBANY OFFICE:
Room 736
Legislative Office Building
Albany, New York 12248
518-455-4465

solagesm@nyassembly.gov



NEW YORK STATE ASSEMBLY
ASSEMBLY MEMBER MICHAELLE SOLAGES
22nd District

DEPUTY MAJORITY LEADER

CHAIR
Black, Puerto Rican, Hispanic,
and Asian Legislative Caucus

COMMITTEES
Health
Libraries and Education
Technology
Racing and Wagering
Social Services

October 10, 2023

Town of Hempstead Industrial Development Agency
350 Front Street
Hempstead, NY 11550

Re: October 10th Testimony in Opposition to the West Jamaica Holdings, LLC (The Wellington)

Dear Members of the Town of Hempstead Industrial Development Agency,

As the New York State Assembly Member representing the Valley Stream community, I express my disapproval of the proposal to approve financial assistance for West Jamaica Holdings, LLC (known as The Wellington). I strongly urge the board to decline the resolution granting financial aid to West Jamaica Holdings, LLC (The Wellington).

Property owners, both residential and commercial, within the Valley Stream area, are currently burdened by the inability to bear the financial consequences of tax breaks for this housing complex. Given taxpayers' economic challenges, we must prioritize businesses that can contribute to our tax revenue rather than granting exemptions to certain entities. Furthermore, the proposed PILOT agreement fails to offer our community any guaranteed benefits, such as mandatory local hiring or the allocation of housing opportunities for local demographics like millennials, veterans, or individuals with developmental disabilities. I implore the TOH IDA board to exercise discretion when considering developer tax incentives, as our local tax base is already oversaturated with PILOT agreements.

I propose that the board explore strategies to attract local businesses and technology startups to the vacant storefronts along Central Avenue, Merrick Avenue, and Rockaway Avenue in Valley Stream. We must invest in our local infrastructure to stimulate economic growth and prosperity.

Once again, I urge the board to reject the resolution extending financial assistance to West Jamaica Holdings, LLC (The Wellington).

Sincerely,

A handwritten signature in black ink that reads "Michaelle Solages".

Honorable Michaelle C. Solages
New York State Assemblymember
Twenty-second Assembly District