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IN THE MATTER OF A NOTICE OF
PUBLIC HEARING

RE: UNIFORM TAX EXEMPTION POLICY

-----X

350 Front Street
Hempstead, New York

January 13, 2026
9:30 a.m.

B E F O R E:

MICHAEL LODATO, Deputy Executive Director

Christina Schmidt,
Court Reporter

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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

ALSO PRESENT:

FREDERICK E. PAROLA, CEO
CHRISTOPHER SHISHKO, GUERCIO & GUERCIO, LLP

(Whereupon, Town's Exhibits 1 through 3 were marked for identification.)

MR. LODATO: Good morning. We are observing that it is 9:30 a.m. on Tuesday, January 13, 2026. My name is Michael Lodato. I'm the Deputy Executive Director of the Town of Hempstead IDA. I'm accompanied by Frederick Parola, who is the CEO of the Town of Hempstead IDA.

We're here for a public hearing for the Uniform Tax Exemption Policy, also known as the UTEP. I will read the Public Hearing Notice into the record for the stenographer now:

"Notice is hereby given that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Hempstead Industrial Development Agency (the

1 "Agency") on Tuesday, January 13,
2 2026 at 9:30 a.m., at the Old
3 Courthouse, 350 Front Street, 2nd
4 Floor, Hempstead, New York in
5 connection with the amendment by the
6 Agency of the Agency's Uniform Tax
7 Exemption Policy, a copy of which is
8 available at the Agency's Office
9 located at 350 Front Street, Room
10 234-A, Hempstead, New York 11550
11 and, as well, on the Agency's
12 website at www.tohida.org."

13
14 If anyone would like to speak,
15 please go up to the podium and state
16 your name for the stenographer.
17 Thank you.

18 MR. SHISHKO: Good morning.
19 Christopher Shishko with Guercio &
20 Guercio, G-U-E-R-C-I-O-, here on
21 behalf of the Valley Stream Union
22 Free School District 24. Good
23 morning.

24 Among the proposed changes, the
25 draft UTEP appears to authorize the

1
2 IDA's current practice of relying on
3 an attorney valuation opinion when
4 determining the fair market value of
5 a subject property. The proposed
6 change calls into question the
7 reliability of the data relied on by
8 the IDA in making these decisions.
9 The policy does not state whether
10 the attorney would represent the IDA
11 or the property owner. To the
12 extent the IDA intends to rely on
13 the opinion of an attorney, who is
14 also the representative of the
15 property owner, the District
16 believes that such reliance would be
17 misplaced.

18 Any amendment to the policy
19 should require valuation opinions to
20 be obtained from a New York State
21 Licensed Appraiser. The cost of the
22 appraisal should be borne by the
23 applicant for financial assistance.
24 To the extent the IDA moves forward
25 with the proposed amendment, the

1
2 policy should, at a minimum, require
3 the valuation opinion be from an
4 attorney who represents the IDA, not
5 the property owner. Here again, the
6 cost of an opinion, could be borne
7 by the applicant. In addition, to
8 the extent the IDA has previously
9 approved projects using this
10 currently unauthorized method of
11 value, such prior approvals should
12 be revisited. Thank you.

13 MR. PAROLA: Thank you. Just
14 as an aside, in my practice, I found
15 that valuations by certain attorneys
16 is better than the appraisers but
17 it's a valid concern and it's one we
18 will certainly consider.

19 MR. SHISHKO: I appreciate your
20 time. Thank you for your
21 consideration.

22 MR. PAROLA: Thank you and have
23 a great day, sir.

24 MR. LODATO: We are now
25 observing that it's 10 a.m. on

January 13, 2026. We do not see anyone else here that would like to speak for the Uniform Tax Exemption Policy Public Hearing. We thank those who showed up and sent in letters. We will now close this hearing, sine die. Thank you.

(Time noted: 10:00 a.m.)

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CERTIFICATION

I, CHRISTINA SCHMIDT, 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 January, 2026.



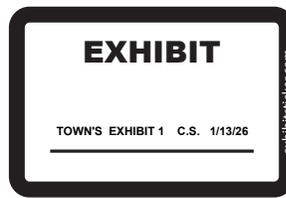
CHRISTINA SCHMIDT

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Island Park Schools

99 RADCLIFFE ROAD
ISLAND PARK, NEW YORK 11558



PHONE (516) 434-2600
FAX (516) 431-7550

VINCENT RANDAZZO
SUPERINTENDENT OF SCHOOLS

December 23, 2025

VIA REGULAR MAIL AND HAND DELIVERY

Town of Hempstead Industrial Development Agency
Arlyn Eames, Deputy Financial Officer
350 Front Street
Room 234-A
Hempstead, New York 11550

Re: Town of Hempstead Industrial Development Agency
Uniform Tax Exemption Policy

Dear Mr. Eames and Members of the Town of Hempstead IDA:

I write, on behalf of the Island Park Union Free School District (the "District"), in response to the December 11, 2025 Notice Letter, concerning the proposed amendment of the Town of Hempstead Industrial Development Agency ("TOHIDA") Uniform Tax Exemption Policy (the "proposed amended UTEP").

The proposed amended UTEP eliminates the ten-year period phase-in on real property taxes for the purchase and renovation of existing buildings and the construction of new facilities. It expands how the fair market value and assessed value of the property will be determined so that it is no longer limited to the purchase price in an arms-length transaction, but will also include "an attorney evaluation opinion" or "other satisfactory evidence of the value of the property." It also increases from fifteen (15) to twenty (20) years the period for which full or partial real property tax exemptions may be granted and accompanying Payment in Lieu of Taxes ("PILOT") Agreements for the purchase and renovation of existing buildings and the construction of new facilities for manufacturing facilities; senior housing, affordable housing, health care/assisted living facilities; vacant facilities or facilities which the TOHIDA, in its discretion, determines to be in an area of economic distress or having higher than average unemployment or similar circumstances; facilities that will create or retain a significant number of full time jobs; qualifying retail facilities; and adds a new exemption for "market-rate housing and mixed use facilities." The proposed amended UTEP also increases TOHIDA's discretion to provide enhanced benefits to projects which deviate from the UTEP guidelines for a period in excess of twenty (20) years.

At the outset, the District objects to the proposed amended UTEP as it will detrimentally impact the District's finances. In addition, it continues to be the District's position that the creation of market-rate housing through PILOT assistance is outside of TOHIDA's statutory authority.

TOHIDA is established pursuant to New York General Municipal Law ("GML") § 905, which delineates the powers and purposes that may be served by the agency. In this regard, GML § 905 provides TOHIDA "shall have the powers and duties now or hereafter conferred by title one of article eighteen-A of this chapter upon industrial development agencies . . ." These, in turn, are specified in GML § 858, which prescribes the purposes of an industrial development agency, such as TOHIDA, as follows: "to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, renewable energy and recreation facilities including industrial pollution control facilities, educational or cultural facilities, railroad facilities, horse racing facilities, automobile racing facilities, renewable energy projects and continuing care retirement communities . . ."

Significantly, the construction and operation of market rate housing does *not* fall within any of these purposes.

In addition, the proposed amended UTEP includes tax exemption standards that will be waived and extended over twenty (20) years, rather than the ten (10) or fifteen (15) year periods specified in the current UTEP. Implementation of the proposed amended UTEP will detrimentally impact the District, which is already absorbing the significant assessment impact of the LIPA—E.F. Barrett Power Plant tax certiorari settlement. The District has experienced a decrease of approximately 45.8% in Class III utility assessed value and a loss of total assessed value (Class I through IV) of approximately 51.5%.

The proposed amended UTEP will support residential projects inevitably producing school resource demands upon the District, without giving due consideration to the overall financial burdens borne by the District, including the potential diminution of New York State education funding and its effect upon school resources. This examination of the proposed amended UTEP should focus not only on cost, but on the impact additional budgetary pressures arising from proposed exemptions and PILOTS (in the context of the exigencies created by the LIPA—E.F. Barrett Power Plant settlement and other residential developments within the District) and whether the projected PILOT payments provide adequate relief to the District. By its terms, the proposed amended UTEP will permit the term of PILOT agreements to be extended over twenty (20) years. Although PILOT agreements generate revenues, they nonetheless have negative tax levy consequences. PILOT agreements detrimentally impact the District's tax levy in three principal ways.

Town of Hempstead Industrial Development Agency

Arlyn Eames, Deputy Financial Officer

December 23, 2025

Page 3

First, PILOT arrangements (specifically, an underlying tax exemption) reduce overall tax rateables against which the District's taxes can be levied. This is the consequence of rendering otherwise taxable property exempt. Thus, while a PILOT agreement may produce revenue for affected taxing jurisdictions, the underlying exemption "shrinks the pie" of taxable assessments, shifts tax levy burdens onto the owners of non-exempt parcels and increases tax rates.

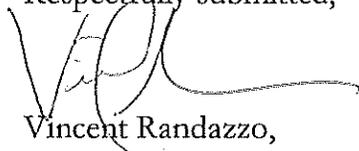
Second, with an exemption, taxing jurisdictions (like the District) lose the ability to include a "growth factor" reflecting the "quantity change" in taxable property values as part of their tax cap computations. This factor is based upon physical changes to taxable property – such as new development – that can be added to an allowable levy in the first year after the value of the change is reflected on an assessment roll. This growth factor is eliminated when new development is rendered tax exempt.

Third, under the tax cap formula, annual PILOT revenues received by the District must be subtracted from its tax cap calculation. This has the effect of reducing the overall amount of taxes the District may levy.

In sum, the proposed amended UTEP, with a 20-year tax exemption and expanded PILOT period, including for, among other things, market-rate housing and mixed use facilities, is proposed at a time when the District is already encountering financial and tax levy pressures. The proposed amended UTEP should not be adopted under these circumstances. At a minimum, any PILOT benefits should be calibrated to address the tax impacts upon the District and its residents, continued demands upon limited school resources, and align with the 10-year standard currently observed by TOHIDA under its existing UTEP.

I appreciate TOHIDA's consideration of these comments.

Respectfully submitted,



Vincent Randazzo,
Superintendent of Schools

cc: Island Park U.F.S.D. Board of Education



Guercio & Guercio LLP
ATTORNEYS AT LAW

Christopher W. Shishko
Partner
77 Conklin Street
Farmingdale, New York 11735
(516) 694-3000 x272

January 5, 2026

VIA HAND DELIVERY

Town of Hempstead IDA
350 Front Street
Hempstead, New York 11550-4037

Attn: Frederick E. Parola,
Chief Executive Officer

**Re: Town of Hempstead Industrial Development Agency
Uniform Tax Exemption Policy**

Our office represents the Valley Stream Union Free School District Twenty-Four. The Board of Education is in receipt of the notice dated December 11, 2025, advising of the Town of Hempstead Industrial Development Agencies' intention to amend its Uniform Tax Exemption Policy.

Among the proposed changes, the draft UTEP appears to authorize the IDA's current practice of relying on an attorney valuation opinion when determining the fair market value of a subject property. The proposed change calls into question the reliability of the data relied upon by the IDA in making its decisions. The policy does not state whether the attorney would represent the IDA or the property owner. To the extent the IDA intends to rely on the opinion of an attorney who is also the representative of the property owner, the District believes such reliance would be misplaced.

Any amendment to the policy should require valuation opinions to be obtained from a New York State Licensed Appraiser. The cost of such appraisal should be borne by the applicant for financial assistance. To the extent the IDA moves forward with the proposed amendment, the policy should, at a minimum require the valuation opinion be from an attorney who represents the IDA, not the property owner. Here again, the cost of obtaining such opinion should be borne by the applicant. In addition, to the extent the IDA has previously approved projects using this currently unauthorized method of valuation, such prior approvals should be revisited.

Westchester
777 Westchester Avenue, Suite 101
White Plains, NY 10604
(914) 303-9500

Long Island
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Farmingdale, NY 11735
(516) 694-3000

Capital Region
24 Century Hill Drive, Suite 101
Latham, NY 12110
(518) 690-7000

www.guerciolaw.com

EXHIBIT

TOWN'S EXHIBIT 2 C.S. 1/13/26

exhibitcenter.com

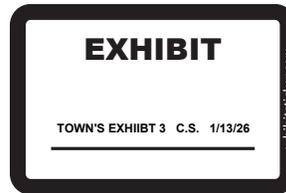
The Board of Education trusts the IDA will take these comments into consideration prior to making a final decision with regard to the proposed amendments. Thank you for your attention to this matter.

Very truly yours,

Christopher W. Shishko

CHRISTOPHER W. SHISHKO

CWS:aa
GGDOCS-274260959-36



Leading for the Success of All Students in Nassau County

January 6, 2026

Mr. Fredrick E. Parola
Chief Executive Officer
Town of Hempstead
Industrial Development Agency
350 Front St.
Hempstead, NY 11550-4037

Dear Mr. Parola:

We are writing to express our opposition to the Town of Hempstead Industrial Development Agency's proposed changes to Section 874(4) of the New York State General Municipal Law, including amendments to HIDA's Uniform Tax Exemption Policy that would extend the maximum term of Payments-in-Lieu-of-Taxes (PILOT) agreements.

While we appreciate the importance of economic development, **we have serious concerns regarding specific elements of this proposal, most notably the new authorizations for market-rate housing and the extension of PILOT terms to 20 years.** These changes would have significant and lasting consequences for school communities.

Unlike real property taxes, PILOT payments are excluded from the tax levy and are not factored into the Tax Base Growth Factor under the property tax cap. **This defect in the tax cap becomes especially problematic when applied to market-rate housing, which is more likely to generate new service demands, such as increased student enrollment. Under the current cap structure, school districts are forced to absorb the costs of these new students without the benefit of a corresponding adjustment to their tax base.**

The Tax Base Growth Factor is intended to recognize new construction and allow districts to modestly increase their tax levy to account for development-related costs. Recognizing the inequity created by the exclusion of PILOTs, NCCOSS and the New York State Council of School Superintendents (NYSCOSS) have been actively advocating for PILOTs to be

included in the Tax Base Growth Factor so schools can appropriately account for growth and rising costs.

By extending PILOT terms to 20 years, HIDA would lock schools into this financial disadvantage for two decades, further straining instructional programs, student supports, transportation, and facilities. Strong school communities are essential to the long-term success of local neighborhoods. Policies that delay or limit the educational benefits of new development risk undermining student outcomes.

For these reasons, we respectfully urge HIDA to reconsider the proposed amendments. Any changes to PILOT policy must recognize the direct connection between development, increased enrollment costs, and the resources needed to maintain educational excellence.

Thank you for the opportunity to comment on this important matter and for your consideration of the needs of school communities across the Town of Hempstead.

Sincerely,

A handwritten signature in cursive script that reads "Marie L. Testa".

Marie Testa
President
Nassau County Council of School Superintendents