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NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
14 PARK PLACE LLC
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2 Gussack Plaza
Great Neck, New York
December 14, 2017

B E F O R E : HON. JOSEPH J. KEARNEY,
Hearing Officer

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

For the IDA PHILLIPS LYTLE, LLP
Bond Counsel
340 Madison Avenue
17th Floor
New York, New York 10173

BY: PAUL O'BRIEN, ESQ.

For the Village HON. JEAN CELENDER,
Mayor of Great Neck Plaza

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HEARING OFFICER: Good morning.

My name is Joseph Kearney, and I am the Executive Director and duly authorized Hearing Officer of the Nassau County Industrial Development Agency.

I have been authorized to hold a public hearing, today, December 14, 2017; the time is now 11:16 a.m.

We are at Village Hall in the Incorporated Village of Great Neck Plaza, 2 Gussack Plaza, Great Neck Plaza, Town of North Hempstead, Nassau County, State of New York.

This is a public hearing pursuant to Section 859-a of the New York General Municipal Law.

The Agency has received a request for additional financial assistance in connection with the following Agency project:

14 Park Place LLC, a limited liability company organized and existing under the laws of the State

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2 of New York has presented an
3 application for financial assistance
4 to the Agency, which application
5 requests that the Agency consider
6 undertaking a project consisting of
7 the following:

8 (A) (1) the acquisition of an
9 interest in an approximately .69 acre
10 parcel of land located at 14 Park
11 Place, also known as 15 Bond Street,
12 also known as 24 Park Place in the
13 Village of Great Neck Plaza, in the
14 Town of North Hempstead, Nassau
15 County, New York; more particularly,
16 Section 2, Block 331, Lots 39, 47 and
17 48.

18 (2) the demolition of the
19 existing improvements and the
20 construction of an approximately
21 60,000 square foot building consisting
22 of approximately 55 residential rental
23 units on the land, together with
24 related improvements to the land,

25 (3) the acquisition of certain

1
2 furniture, fixtures, machinery and
3 equipment necessary for the completion
4 thereof; all of the foregoing for use
5 by the applicant as a residential
6 rental facility.

7 (B) the granting of financial
8 assistance within the meaning of
9 Section 854(14) of the General
10 Municipal Law with respect to the
11 foregoing, and

12 (C) the lease, license or sale
13 of the Project Facility to the
14 applicant or such other entity as may
15 be designated by the applicant and
16 agreed upon by the Agency.

17 The Project Facility would be
18 initially owned, operated and/or
19 managed by the applicant or such other
20 entity as may be designated by the
21 applicant and agreed upon by the
22 Agency.

23 The company would receive
24 financial assistance from the Agency
25 in the form of potential exemptions or

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partial exemptions from real property taxes, mortgage recording taxes, and sales and use taxes.

Notice of this public hearing was published in Newsday in the Nassau County edition on November 29, 2017, and provided to the Chief Executive Officer of each County, City, Town, Village, School District, and other affected tax jurisdiction within which the Project Facility is or will be located, by letter dated November 29, 2017.

The purpose of this hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the project.

Is there anyone wishing to be heard with respect to this project?

MAYOR CELENDER: Yes.

HEARING OFFICER: Good morning.

MAYOR CELENDER: Good morning.

HEARING OFFICER: Would you give

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your name for the record, please.

MAYOR CELENDER: Is this the appropriate time for me to do so?

HEARING OFFICER: Yes.

MAYOR CELENDER: Good morning. My name is Jean Celender, C-E-L-E-N-D-E-R, and I'm the Mayor of the Village of Great Neck Plaza, the entity -- municipal entity in which this property is located.

As you may know, municipalities are faced with every-increasing budgetary restrictions.

We have reduction in state aid. We have sales tax revenue sharing with the County, which was taken away this year. We're hoping to get that restored, but there's no guarantee.

The State imposed a tax cap since 2012, which was called the 2% tax cap, which for the many years it was in place it was significantly lower than 2% -- and even under 1%.

For our 2018 budget it has gone

1
2 up a bit and closer to 2% -- it's
3 going to be 1.99. But, still that's a
4 very low amount that we're able to
5 increase our budget to pay for all the
6 things that local government services
7 provide.

8 So, with all these unfunded
9 mandates and the pressure on our
10 taxpayers, having an entity such as
11 the Nassau County Industrial
12 Development Agency that is able to
13 reduce not only County taxes but local
14 taxes, we suffer the most.

15 We're providing the services for
16 the residents of this new building;
17 the street sweeping, the snow removal,
18 the garbage collection, the access to
19 government services, all of our
20 programs, and it's very unfair.

21 The IDA has a lack of
22 transparency, and I've talked about
23 this in this whole process. You just
24 read some things. But, you gave types
25 of materials that are, you know, areas

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in which this proposed property owner is going to get relief.

Mortgage regarding taxes. How much? What are the figures? What are the details of the tax abatement yearly that are happening. We never get this information.

Just having a public hearing in the middle of the day like this is done so you can check all the boxes to say "Okay. A public hearing was held. It was noted. It was conducted."

But, was it held in a way that meaningful outreach could be done? I don't think so.

And I refer to the State Comptroller DiNapoli, who has done annual audits regarding IDAs across the state, and this continues to be an issue he highlights -- I highlight because I think that that is not the way it should be conducted. It's not the way the local government does its business.

1
2 We really try to encourage
3 residents and taxpayers to come to
4 meetings and to be heard when
5 something like this so significant.
6 And these are years we're talking
7 about abating taxes.

8 I don't even know. Is it ten
9 years; is it 30 years? You're not
10 giving me that information so I can
11 comment on it.

12 So, you know, Comptroller
13 DiNapoli says you need to select
14 projects based on demonstrated
15 potential for economic benefit to the
16 community.

17 Typically, residential projects
18 likes this -- they go on and they
19 don't produce the kinds of jobs that
20 the IDAs were created to help foster.

21 IDAs were for primarily lower
22 performing economic areas to encourage
23 those developments to increase jobs.

24 We don't have to give IDA a
25 benefit to residential buildings in

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Great Neck Plaza. They're going to come formed whether they get them or not.

But, the problem is once one gets it, the next one wants it because they say "I'm at a competitive disadvantage if this building gets it and I don't get it."

So, we are now down that load -- that path.

And I just merely want to point these things out to continue to ask for some for some -- we have a new County Executive-elect coming in. And I intend to discuss this with County executive Laura Curren when she's in, to hopefully get some reform in this because we really feel that there is a broken system here.

Our Village is not opposed if we are made whole on the building on what taxes would be generated in a side pilot. And we have done that with the developers as they get these.

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2 But, that doesn't help the
3 school district, which is the lion's
4 share of what the rebates go for.
5 But, they should be here advocating
6 for their own tax base and impact to
7 them.

8 But, you know, because taxes are
9 reduced and it's over a many year
10 period -- yes, it slides up -- it
11 increases and eventually it comes to
12 full force.

13 But, who is paying for that
14 during the time when not all the taxes
15 are received? It's spread over the
16 rest of the taxpayers -- they're
17 paying the share of it.

18 So, you know, I just feel
19 because you're here and because I have
20 significant concerns about this
21 process -- I'm here to express those.

22 I don't want to frustrate this
23 building. This Village has worked
24 many years to see it come to fruition.

25 And, as I said, other ones have

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gotten the tax benefit, previously.
So, this property owner is just trying
to do what they did, and I understand
that. The Board supports this
building going forward.

But, I just have to state on the
record what my issues and concerns are
about this whole process and what the
impacts are to us and our taxpayers.

I hope you understand where I'm
coming from.

HEARING OFFICER: Thank you.

MAYOR CELENDER: And thank you.

HEARING OFFICER: Anyone else
wishing to be heard?

(No response)

HEARING OFFICER: Thank you for
your comments.

It is now 11:26. I hereby call
this hearing to a close.

* * *

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