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IN THE MATTER OF  
A NOTICE OF PUBLIC HEARING  
  
RE: PARK LAKE OWNER, LLC

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Pavilion  
Front Street  
Hempstead, New York

September 18, 2018  
8:09 a.m.

- B E F O R E:
- FLORESTANO GERARDI, Chairman
  - JOHN ARDITO, Board Member
  - JACK MAJKUT, Board Member
  - GERALYN WRIGHT, Board Member
  - JAMES MARSH, Board Member
  - REV. ERIC MALLETT, Board Member
  - LaMONT JOHNSON, Board Member
  - DANIEL OPPENHEIMER, Board Member

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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: FREDERICK PAROLA  
MICHAEL LODATO

(SIGN-IN SHEET ATTACHED.)

1  
2 MR. LODATO: Good morning. My  
3 name is Mike Lodato. I'm with the  
4 Town of Hempstead Industrial  
5 Development Agency and I'm opening a  
6 Public Hearing for Park Lake Owner,  
7 LLC, a New York limited liability  
8 company, S. Jaffe, TIC LLC, a New  
9 York limited liability company and  
10 E. Nelson Family TIC LLC, a New York  
11 limited liability company,  
12 collectively the new owners or  
13 assignees, on behalf of their  
14 respective entities and/or  
15 principals of the respective  
16 entities and/or entities to be  
17 formed on behalf of the foregoing  
18 have submitted an application for  
19 financial assistance.

20 This consists of an acquisition  
21 of approximately 11.52-acre parcel  
22 of land located at 295, 299 and 317  
23 South Franklin; 4-118 Martin Luther  
24 King Drive; 57, 61 and 62 Oakland  
25 Street and 69 and 70 Dorlon Street,

1  
2 Village of Hempstead, Town of  
3 Hempstead, Nassau County, New York.

4 This consists of the  
5 rehabilitation, renovation and  
6 equipping of fourteen (14) two-story  
7 brick house buildings, 240 apartment  
8 units and the acquisition of an  
9 approximate 2,300 square-foot  
10 building housing a police athletic  
11 league center and an approximately  
12 1,400 square-foot building housing a  
13 manager's office, comprising a total  
14 of 200,000 square feet and all  
15 located on the Land, all to be used  
16 as an affordable housing facility  
17 known as Park Lake Apartments and  
18 paying certain costs of issuance of  
19 the Bonds.

20 MR. PAROLA: Just note it's  
21 8:09 when we commenced.

22 MR. LODATO: I'm also here with  
23 the CEO of the Industrial  
24 Development Agency, Fred Parola.

25 If anyone would like to get up

1  
2 and speak, please do. State your  
3 name, please, for the stenographer.

4 MR. DEEGAN: Good morning.  
5 Daniel Deegan, Forchelli, Deegan  
6 Terrana, applicant's attorney. I'm  
7 here on behalf of the Applicant.

8 Good morning everybody. This  
9 project -- We met before this Board  
10 before and preliminarily introduced,  
11 so I know that there is some level  
12 of familiarity but for the benefit  
13 of the public and the public hearing  
14 record, I'll point out it's  
15 240 units of HUD-regulated  
16 affordable housing located at the  
17 main address is 295 South Franklin  
18 Avenue. This is a project that has  
19 been around for decades. I think it  
20 was built in the 1940s. It's been  
21 the residence for many families and  
22 Village residents for decades. It's  
23 a long-term stabilized community.

24 The Applicants, my clients who  
25 are here are Metropolitan Realty

1  
2 Group represented by Scott Jaffee as  
3 a principal, Belveron Partners and  
4 Camber Property Group. We have Rick  
5 Rogers and Jamie Rogers here from  
6 that organization as well.

7 Those organizations have  
8 clearly owned hundreds of properties  
9 and thousands of units across the  
10 country. They are specialists in  
11 owning and managing and improving  
12 affordable housing projects.

13 The Applicant is in contract to  
14 purchase this property from the  
15 current owner, which is the Omni  
16 Group or an affiliate of that  
17 entity. The project is currently an  
18 IDA project. There was a Bond  
19 project and a Pilot Agreement that  
20 was entered into in 2005, a 15-year  
21 pilot.

22 Unfortunately, the property is  
23 now in a condition that needs a lot  
24 of TLC, a lot of improvement, some  
25 physical work that needs to be done

1  
2 and part of this application to this  
3 Board is that we are planning on  
4 doing that work which I'll detail in  
5 a minute.

6 When we first went into  
7 contract, we immediately met with  
8 the mayor and various trustees in  
9 the Village and the mayor and  
10 trustees asked us to meet with the  
11 tenant association for this building  
12 so we could hear their concerns and  
13 we actually had two meetings with  
14 the tenant's association where we  
15 heard directly what their concerns  
16 were with regard to the now current  
17 management and with the various  
18 operational issues and the physical  
19 deterioration and physical  
20 improvements that are necessary for  
21 the property.

22 Both those meetings went very  
23 well and out of those meetings and  
24 independent of those meetings, the  
25 Applicant has made a commitment to

1  
2 make certain physical improvements  
3 and invest money into the property.

4 Those improvements include:

5 Increased security system, a camera  
6 system, improved exterior lighting  
7 for the residents' safety, new  
8 landscaping, repaint common areas,  
9 install energy efficient windows and  
10 replace fixtures and counters.

11 We're talking about a  
12 multi-million dollar investment into  
13 the property. One of the -- and I  
14 just touched on it before, but one  
15 of the things that the Applicant  
16 prides itself on is on management of  
17 these types of properties. It has  
18 an excellent record and that record  
19 has been vetted by some of the  
20 Village and I believe some of the  
21 tenant association members as well  
22 have looked into this entity and it  
23 really is a top-notch organization  
24 that is going to improve this  
25 building.



1  
2 As I said, we are in contract  
3 to buy the property. That contract  
4 is subject to the IDA's approval. A  
5 project like this, which is  
6 100 percent affordable  
7 HUD-regulated, cannot operate  
8 without a Pilot. The rents are  
9 regulated. They are predetermined  
10 by HUD as to what they can be.

11 One of the issues that was  
12 raised at the tenant meetings and  
13 something I heard more recently is  
14 the question of what does it mean to  
15 the tenant in terms of their rent.

16 Rent increases do not affect  
17 the tenant in any way. A rent  
18 increase would be paid by HUD. So,  
19 in other words, the tenants pay a  
20 percentage of their income. That  
21 does not change no matter what. The  
22 rent is set by HUD and regulated by  
23 HUD. And to the extent there is any  
24 increase, it does not affect what  
25 the tenants pay. That's a very

1  
2 important fact for the Board to  
3 understand and the tenants to  
4 understand. I believe that has been  
5 communicated.

6 The work that is proposed to be  
7 done -- We reached out to Reverend  
8 Benjamin who is the local jobs and  
9 contact center and we've been  
10 working with him to identify local  
11 Village contractors and local  
12 Village residents to take jobs to  
13 participate in work that is proposed  
14 to be done.

15 The Pilot that we're proposing,  
16 we originally asked for a long-term  
17 Pilot. We were looking for 20 or  
18 30 years, which is what these types  
19 of projects require. There is  
20 three years left on the existing  
21 Pilot and we are in discussions with  
22 the IDA staff and what we're  
23 ultimately looking for today is a  
24 three-year, which is the existing  
25 Pilot, plus a 10-year extension of

1  
2 that number which escalates to a lot  
3 more than it is right now. I  
4 believe that's scheduled before the  
5 Board.

6 The other thing I wanted to  
7 point out is that part of the  
8 process of working with the Village,  
9 certainly this Board has asked for  
10 us to get the Village on board and  
11 get the Village's input and  
12 ultimately get the support for this  
13 project.

14 Part of that process is that we  
15 went through a feasibility study  
16 where a third-party, not-for-profit  
17 entity, National Development  
18 Corporation, did an analysis of the  
19 incoming expenses of the property,  
20 the rents that were regulated, and  
21 the work that we're proposing to put  
22 into it and has included, both for  
23 our purpose and the Village's  
24 purpose, that that Pilot is  
25 necessary and it is reasonable in

1  
2 terms of the amounts that have been  
3 set.

4 We have had meetings with the  
5 mayor. We've had meetings with some  
6 of the other trustees including  
7 Trustee Johnson and, you know, based  
8 on the recommendations from the  
9 feasibility consultants and, I  
10 think, based upon the numerous  
11 meetings we had with the tenant  
12 association, I could say that we  
13 feel that we have the support of the  
14 Village.

15 I know the mayor is here today  
16 so I have a letter of support for  
17 the project for the extension which  
18 is dated yesterday, which I would  
19 like to submit and make a part of  
20 the record. I know I did e-mail it  
21 to the Board yesterday or to Mike  
22 yesterday.

23 One of the issues I know, I  
24 come before this Board a lot, this  
25 Applicant has put more work in terms

1  
2 of reaching out to the community  
3 working with the Village and working  
4 with the consultants and everything  
5 else and working with the IDA staff  
6 to try and make sure everyone is  
7 fully informed by the ramifications  
8 of this, about the need for it,  
9 about the benefits of the  
10 improvements that are going to be  
11 made here, about the benefits of a  
12 very professional management team  
13 coming here that is going to put TLC  
14 into the day-to-day operations and  
15 we feel that we got everyone to a  
16 point where they are supportive and  
17 you're going to hear from the public  
18 and make the determination yourself,  
19 but I know that I've seen a  
20 tremendous effort being made and I  
21 think it's successful.

22 In terms of the Pilot, you  
23 know, as I indicated, a Pilot like  
24 this for 100 percent HUD-regulated  
25 project is necessary. There is many

1  
2 similar projects in Nassau County  
3 that have similar levels of Pilot  
4 and regulation and it's just a  
5 necessity.

6           There's a lot of different  
7 requirements. There's a lender  
8 service coverage ratio that is  
9 required it has to be met and when  
10 the expenses go above a certain  
11 level, the project is not  
12 sustainable as an affordable  
13 project; so therefore, this Pilot at  
14 this level is absolutely necessary  
15 to keep it as an affordable project.  
16 And that's certainly what my  
17 client's business is, that's what  
18 their intentions are and that's why  
19 we're here, but we need the IDA's  
20 help for it to take place.

21           The Pilot was put into play  
22 when the IDA originally entered into  
23 the tax exempt bond to finance this  
24 project 12 years ago that requires  
25 the property to maintain its

1  
2 affordability and, you know, if that  
3 goes away, we don't continue with  
4 this IDA and the IDA's assistance,  
5 it's not going to be possible to  
6 keep this property as affordable.  
7 That's our intention that's why  
8 we're here.

9 I think that's it. We're here  
10 to answer any questions.

11 MR. GERARDI: Thank you.

12 MR. PAROLA: Who would like to  
13 be heard? Please step forward,  
14 please.

15 MS. STEVENS: Good morning  
16 everyone. My name is Mollie Stevens  
17 and I live at 28, Apartment A,  
18 Martin Luther King Drive.

19 Now, we couldn't hear  
20 everything that you were saying  
21 until you got this speaker, but I  
22 would like to know -- we would like  
23 to know -- are the apartments sold?  
24 Did you reach the agreement on  
25 Martin Luther King Drive? Is it

1  
2 sold to your company?

3 MR. DEEGAN: We're in contract  
4 to buy it. Yes, there is a deal to  
5 buy it but we have not closed on it.  
6 In other words, this group does not  
7 own it yet. We need the IDA's  
8 assistance in order to become the  
9 owner.

10 MS. STEVENS: Okay. The rent,  
11 will it be regulated?

12 MR. DEEGAN: Yes. The rent is  
13 regulated by HUD.

14 MS. STEVENS: Okay. Now also,  
15 you have some people like myself,  
16 some of us get paid at the end of  
17 the month so can we continue to hand  
18 in our rent at the office because  
19 you will not get it on the first and  
20 I should not be penalized?

21 MR. DEEGAN: Yes. I would ask  
22 Scott Jaffee to stand up and answer.  
23 These are management questions that  
24 Scott Jaffee will be heading up the  
25 management of the property.



1  
2 MR. JAFFEE: To answer your  
3 question, yes, we can make special  
4 arrangements for those tenants that  
5 get their checks at different times  
6 of the month. We do that all the  
7 time.

8 MS. STEVENS: Well, that's now.  
9 We don't know you. You just  
10 beginning to take over. Eventually.

11 MR. JAFFEE: That's how we  
12 operate.

13 MS. STEVENS: And also, I would  
14 like to know -- I think we would  
15 like to know -- you have a sign up  
16 there about permit. I just saw that  
17 sign recently enforcing parking.  
18 Could you explain that.

19 UNKNOWN SPEAKER: We're not the  
20 current owners. I thought you were  
21 talking about the IDA --

22 MS. STEVENS: I noticed that.  
23 I went to the office Friday. I just  
24 went there because I wanted a copy  
25 of the days the office and whatever

1  
2 times they open up, conference  
3 calling, all that. I would like to  
4 know -- We -- I keep saying "I" but  
5 it's all of us. Since the office  
6 will be closed on Friday, there is a  
7 sign up there, if you have an  
8 emergency, what will you do because  
9 it says you can't call them. Do you  
10 call the emergency number?

11 MR. JAFFEE: I don't know what  
12 the hours for the office are now  
13 because it's a different company.  
14 The owners are different. We don't  
15 own it yet.

16 MS. STEVENS: But it's closed  
17 permanently on Fridays.

18 MR. JAFFEE: That might change  
19 when we own it depending on how we  
20 look at the property, if we think we  
21 should be there five days a week,  
22 but after 5 o'clock on the weekends  
23 you call our office. It's an  
24 emergency number 24 hours 7 days a  
25 week and we will respond

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instantaneously.

MS. STEVENS: Now, will the same people that work there now work there then?

MR. JAFFEE: I don't know.

MS. STEVENS: You don't know.

MR. JAFFEE: I don't know.

MS. STEVENS: Okay. I think somebody said there's three years left on the Pilot program. Did you say that?

MR. DEEGAN: Yes.

MS. STEVENS: So it's three years but you never -- because we don't want to be like the River Lake. We don't want to be like that. You know, one minute we have a home and the next minute your livelihood is taken away from you. We don't want to be like that.

MR. DEEGAN: This has been a very stable community for decades and we're looking to continue that stability. That's why we need the

1  
2 IDA to stabilize the taxes and the  
3 Pilot going forward for the  
4 community going forward. The  
5 intention here is a long-term  
6 operation and management, not only  
7 just to keep things the same, but to  
8 make them better than what they are  
9 right now.

10 MS. STEVENS: That's what we  
11 want. We want better and we  
12 appreciate that.

13 MR. JAFFEE: Just to answer  
14 something else, we plan on extending  
15 the HUD contract to another  
16 20 years, another reason why we need  
17 this Pilot to keep it affordable for  
18 at least another 20 years plus  
19 whatever is left on the contract  
20 now.

21 MS. STEVENS: Okay. We  
22 appreciate that and it will not be  
23 no cut throat?

24 MR. JAFFEE: No.

25 MS. STEVENS: We appreciate

1  
2 that very, very much.

3 Now, for our living room, I've  
4 been told by one of the grounds  
5 keepers, not the super, people  
6 coming around, and he said he  
7 promised me he would do my living  
8 room. I didn't know the man was  
9 going to another state for a while  
10 and he said he would get together  
11 with me. I have not seen him. He's  
12 out of town. I need my living room  
13 to be painted. I'm not asking for  
14 my whole apartment, just the living  
15 room.

16 MR. JAFFEE: That's the current  
17 owners. When we come in we're going  
18 to paint everyone's apartment a  
19 hundred percent so your apartment  
20 will be painted.

21 MS. STEVENS: Just the living  
22 room. Well, when do you think  
23 you'll be coming in, sir?

24 MR. JAFFEE: As soon as we  
25 close on the purchase of this

1  
2 property, hopefully within the next  
3 30 days, 60 days.

4 MS. STEVENS: Will you have  
5 meetings with the tenants, let us  
6 know what's going on?

7 MR. JAFFEE: Absolutely.

8 MS. STEVENS: Thank you. Will  
9 you please have it at night so there  
10 will be more people?

11 MR. JAFFEE: Absolutely.

12 MS. STEVENS: Thank you.

13 MR. PAROLA: Mollie, great  
14 questions. Nice job. You should be  
15 a lawyer.

16 MS. STEVENS: Thank you.

17 MS. BECOAT: Good morning. My  
18 name is Ernestine Becoat. I live at  
19 49 C Martin Luther King Drive and  
20 the only reason why I'm here, like  
21 the rest of the guys, we just want  
22 to know, according to the Freedom  
23 Press Newsletter that we received in  
24 the mail, it was read like it was  
25 referring to us, that there would be

1  
2 no restrictions for a rent increase.  
3 They want to bring in the market  
4 rent and there would be no  
5 restrictions and that was the  
6 purpose of, I would assume, we are  
7 here to make sure that it has  
8 nothing to do with Martin Luther  
9 King Drive.

10 We know that if you're income  
11 go up, your rent go up. That's a  
12 fact. But the way the newsletter  
13 read, it was like they are going to  
14 bring the market rent to everybody  
15 whether their income went up or not.  
16 That's how the newsletter read so  
17 that's why I assume we are all here  
18 wondering how they are going to do  
19 that. Thank you so much.

20 MR. JAFFEE: When they say  
21 market rent, they mean the property  
22 raising the rents up to the level  
23 where all the other properties  
24 around here are. But what happens  
25 is when HUD gives an increase, they

1  
2 give the increase. It's not the  
3 tenant's portion. The tenant's  
4 portion stays at the same level as  
5 it is. And like you said, the only  
6 way it goes up or down it depends on  
7 your income. If you lose income, it  
8 can go down. If your income goes  
9 up, your portion can go up. And  
10 this can be verified with HUD or  
11 CGI, which is the contract  
12 administrator. And I believe we  
13 gave that number to all the tenants  
14 at one of the meetings and we can  
15 give it again.

16 So you don't have to take my  
17 word, you can call HUD directly.

18 MS. BECOAT: No. Like I said,  
19 the way the Freedom Press read to  
20 me, it doesn't say that.

21 MR. JAFFEE: Fake news.

22 MR. PAROLA: Don't go there.

23 MS. BECOAT: That's why I  
24 wanted to see today regardless of  
25 whether your income go up or go down



1  
2 it's going to go up to the market  
3 rent regardless.

4 MR. JAFFEE: Your rent will  
5 stay the same as long as your income  
6 stays the same.

7 MR. PAROLA: Next speaker.

8 MS. NEIL: Good morning  
9 everyone. My name is Valerie Neil.  
10 I live at 21 A Martin Luther King  
11 Drive.

12 I'm here because I'm for the  
13 Pilot. I understand that you all  
14 really need this Pilot for Martin  
15 Luther King Drive and I'm for the  
16 Pilot. I'm for the Pilot. We need  
17 it to continue living there. My  
18 only complaint is that we need to do  
19 our apartment buildings over.  
20 Electrical, plumbing, kitchens,  
21 bathroom. Some of our floors need  
22 to be done. Some of the ceilings  
23 need to be done. And that my rent  
24 is not going to go up so I'm okay  
25 with that.

1  
2 Basically, that's why I'm here  
3 because I talk to Megan. I talk to  
4 Lamar Johnson. I talk to Samantha  
5 Fulton and I totally understand that  
6 we really need this Pilot. That's  
7 why I'm here today for a Pilot for  
8 Martin Luther King Drive.

9 The Village has helped us as  
10 much as possible and we talked to  
11 the owners and Percy Jackson. They  
12 gave us all the information needed  
13 that's possible, but they don't own  
14 it yet. That's the problem. The  
15 other owners that we have did not do  
16 what they said they were going to do  
17 so now it's going to fall on them,  
18 so I want to know they said they  
19 would do it so hopefully you get the  
20 complex and fulfill your obligation  
21 if you get the Pilot. Thank you.

22 MR. PAROLA: Thank you,  
23 Valerie.

24 MR. BENJAMIN: Reginald  
25 Benjamin. I'm the executive

1  
2 director of ABBA Leadership Center.  
3 It's been my role and responsibility  
4 over the last several years to  
5 ensure that when any development or  
6 job opportunities come into the  
7 Village of Hempstead my  
8 responsibility to them is to try to  
9 push to make sure the local people  
10 have an opportunity to go to work,  
11 and to that point we have people  
12 right now from the Village of  
13 Hempstead working at the charter  
14 school in Hempstead, working at  
15 charter school in Uniondale. There  
16 are people working in Mineola. We  
17 have people working in Hewlett. We  
18 have people working in Lawrence.  
19 Young men that were formally hanging  
20 around the street with nothing to do  
21 who are now going to work.

22 So it's always my concern when  
23 any new opportunities come up that  
24 we have an opportunity that local  
25 people go to work.

1  
2 To Mr. Jaffee's credit, I did  
3 not know him. He was proactively  
4 calling us and said that they are  
5 going to do some renovation in the  
6 building and he wanted to make sure  
7 that the local people in the  
8 community -- I didn't call him. He  
9 called us. He said he wanted to  
10 make sure the local people have the  
11 opportunity to be a part of  
12 renovating those buildings over  
13 there.

14 To the question that the young  
15 ladies here asked, I have an answer  
16 for you. We're going to use the  
17 people in the community to renovate  
18 and upgrade and improve your  
19 apartment, your buildings, and he is  
20 already looking proactively looking  
21 to do that. Not only that, but I'll  
22 be leaving here this morning to meet  
23 with this entire team so that we can  
24 move forward to make sure that local  
25 people have participation in

1  
2 upgrading and improving their own  
3 community and to that point I  
4 believe that this man is sincere in  
5 terms of trying to make Martin  
6 Luther King Drive a better place to  
7 live, and that's something we should  
8 all applaud and be happy for.

9 So I'm grateful that he  
10 proactively pursued us. I did not  
11 chase him down. I did not have  
12 people going after him. He came to  
13 us because he has a sensitivity to  
14 the needs of the community. So I  
15 believe that it's in the best  
16 interest of the Village of Hempstead  
17 and these lovely young ladies here  
18 that you move forward with this  
19 project.

20 MS. SHEPPARD: Good morning  
21 everyone. I'm Denise Sheppard. My  
22 family has been on that block for  
23 this month, as a matter of fact, 60  
24 years, so I've seen this before.  
25 Thanks to what Benjamin said,

1  
2 everybody said, what I want to offer  
3 now is a community solution.

4 Also, I noticed in all the  
5 different complexes that I have  
6 lived in, we hear the same thing.  
7 Now, I'm asking that you remember  
8 the women in this whole operation.  
9 I got over 30 years in the  
10 construction business and yes, you  
11 and I have talked. You catching up.  
12 It's a "me too" and let's stop that  
13 now. Gentleman, remember there is  
14 some women involved in this and we  
15 can help with this whole process.

16 I also suggest that you ask us  
17 as the tenants to be more conserving  
18 on our energy. We can cut our  
19 lights out. We can take out  
20 different things. There is a whole  
21 conservative energy saving program  
22 with PSE&G. We can save on our  
23 water. We can even save, if you all  
24 are willing to, on the landscaping.  
25 Get our young people involved in

1  
2 this. I see a lot of old people  
3 doing a lot of stuff and our young  
4 people running around.

5 Now, I lived in another complex  
6 similar to what's about to take  
7 place, same things is happening  
8 before. You got all this new -- It  
9 sounds good on paper but when you're  
10 actually sitting there, you're  
11 giving us watered-down paint.  
12 You're giving us maintenance people  
13 that are not -- what do you call  
14 it -- maintenance people. Civil  
15 service to say the least. You gotta  
16 have some experience.

17 Since I've been exposed and  
18 experienced in all this, I just want  
19 to tell you that we can get -- We  
20 want to help. You're going about  
21 this a little shady and shy, if I  
22 can use the very simple words. What  
23 I'm saying is if you want to save  
24 money, talk to the people. Get the  
25 women involved.

1  
2 By the way, young lady, I'm so  
3 glad you came in -- you came in  
4 late -- because it was an all-male  
5 review and I said nothing, but us  
6 people here and you smiling giving  
7 us that "me too" stuff. It's time  
8 to change. Remember, we got some  
9 young 14 and 15-year-olds that need  
10 to learn how to use a lawn mower and  
11 a few other things.

12 I got four generations on that  
13 block, four generations, and I've  
14 been to two or three -- what do you  
15 call it -- renovations. I worked on  
16 two of them myself. I got high  
17 reviews from the tenants. We want  
18 some quality work. All right,  
19 here's what I call it: "Garden City  
20 work for ghetto prices," you know,  
21 so let's get professional on how we  
22 do with the people. Stop that  
23 watered-down paint. Let our kids  
24 get some jobs. Man, they need to  
25 learn how to use -- We got to go



1  
2 back to World War II method. Each  
3 one has to teach one, reach one.  
4 I'm not -- I'm asking and I'm  
5 reaching across the Board. I can  
6 help you from the administrative  
7 manager supervising down to the  
8 lowest of the low because God has  
9 blessed me to work myself from the  
10 bottom to the high and I'm telling  
11 you all we can do this.

12 Now, another thing, I think  
13 we're tired of taking money from our  
14 kids because now our school system  
15 needs the money. Help us with that.  
16 Some of it because all these Pilot  
17 programs keep taking money from the  
18 school system and our school system,  
19 as you know, needs something to be  
20 desired. Thank you. I appreciate  
21 it.

22 MR. PAROLA: Thank you. Just  
23 for the record, the Pilot does go up  
24 in numbers. There will be benefit  
25 to the School District and other

1  
2 jurisdictions. Thank you.

3 MS. BECOAT: Ernestine Becoat.  
4 I'm going to speak on behalf of the  
5 workers on Martin Luther King Drive.  
6 Well, I'm speaking. Once again, I'm  
7 speaking on their behalf. I think  
8 they do an excellent job. I don't  
9 find anything wrong with them.  
10 That's my personal vendetta.

11 As far as she said, the young  
12 people doing the grass, let's face  
13 it, the times that we livin in,  
14 young people don't do what we used  
15 to do, so that's out of the  
16 question. It's like you hire people  
17 to do the grass, just let it stay  
18 that way, not the young people to  
19 come and do the grass. They're not  
20 going to do it. That's all I want  
21 to say.

22 As far as maintenance, there is  
23 nothing wrong with the maintenance  
24 there. I feel when I call them they  
25 come if they can. You're dealing

1  
2 with 240 units. They can' be every  
3 place at one time so you just have  
4 to wait till they get to you, but  
5 when they do, I think they do a  
6 wonderful job. Thank you.

7 MAYOR RYAN: I'm here today to  
8 advocate for our tenants. They've  
9 asked many questions of myself and  
10 the other trustees and their biggest  
11 concern always, including this  
12 morning, many of them ask me the  
13 same question and that's whether or  
14 not their rent would increase or  
15 not. I think you answered it well  
16 the income goes up, the rent goes up  
17 otherwise there is no increase.

18 I think that's an important  
19 factor so I stand by the letter that  
20 I wrote. I'm supporting the tenants  
21 of Martin Luther King Drive and  
22 point out to you that that street is  
23 a very rich part of the Village of  
24 Hempstead and has been so for 70  
25 years. Dr. King himself spoke at

1  
2 the corner of Martin Luther King  
3 Drive thus the change of the name.  
4 We want to make sure that the  
5 tenants who reside there are  
6 satisfied and safe.

7 Thank you.

8 MR. PAROLA: Thank you, Mayor.  
9 Would anyone else wish to be heard?

10 UNKNOWN SPEAKER: We have other  
11 people doing the renovation. It's a  
12 union or maintenance thing.

13 MR. PAROLA: I think you have  
14 to work with Mr. Jaffee and his team  
15 if they ultimately become owners and  
16 see how it functions. They are the  
17 owners so they are the ones who are  
18 responsible. You have liability  
19 with youngsters.

20 MS. SHEPPARD: Hold on all.  
21 I'm saying is that if you raise your  
22 hand higher to do the renovation,  
23 not the regular unionized person  
24 that have been there. That's two  
25 different things. That's where the

1  
2 strange stuff comes in. I  
3 understand what they're saying, but  
4 if you're going to think about --  
5 what do you call it now -- black  
6 economics, we need to teach our  
7 young people entrepreneurship. They  
8 need to get their hands on something  
9 other than a computer device.

10 That has nothing to do with  
11 this meeting. I just brought it up.  
12 I'll give it back to you. I love  
13 you all. You all talking about the  
14 union, I'm with you all but when you  
15 do renovations, you don't have  
16 union. You all got somebody else in  
17 there. See you all later.

18 MS. SOMMERS: Nicole Sommers.  
19 I reside at 20A Martin Luther King  
20 Drive with my mom.

21 The question is, you said you  
22 don't own the building yet, it's in  
23 contract. So if you don't get the  
24 building, where does that go from  
25 there, to another buyer?

1  
2 MR. DEEGAN: The concern would  
3 be that certainly in the short run  
4 it would stay with the current  
5 management. From everything we've  
6 heard, people are looking for a new  
7 direction, a new energy to come into  
8 the building, so it will probably  
9 stay the same for a while at least.  
10 We can't say what the current owner  
11 would do with it otherwise. We know  
12 we would be an agent of change for  
13 the better.

14 MS. SOMMERS: Also, you said  
15 that the people that are working in  
16 the office right now you don't know  
17 if they are going to still be there  
18 because customer service -- when  
19 you're dealing with new residents,  
20 customer service is really bad. You  
21 go ask questions. You need answers.  
22 Nobody in the office seems to know  
23 anything.

24 Let me give you an example.  
25 Right now, my mom is living on

1  
2 Martin Luther King Drive for 20 plus  
3 years currently. She was retired.  
4 My mom is elderly and sick and I'm  
5 her caregiver. When asked to, can I  
6 be put onto the lease because I'm  
7 her primary caregiver. It's a  
8 problem. I have to relocate from a  
9 different state to come here to take  
10 care of her so God forbid if  
11 anything was to happen to her that  
12 means I would be homeless.

13 So what is the process of being  
14 a caregiver for your parent in a  
15 public housing? How does that  
16 process work?

17 MR. JAFFEE: Well, the way the  
18 project runs now, you have the same  
19 address, but when we come in we  
20 don't put a manager there we have a  
21 whole supervisor team behind that,  
22 site manager, who can answer all  
23 those questions and it's based on  
24 her guidelines, so if HUD allows us  
25 to put you on the lease, you'll be

1  
2 put on the lease. If HUD doesn't,  
3 it's against their rules, we can't  
4 do it. But that's -- I'm not saying  
5 it cannot be done, I'm just saying  
6 you have to see the circumstances  
7 and you have to go through the  
8 process.

9 MS. SOMMERS: Okay. Thank you.  
10 That's all.

11 MR. JAFFEE: But you will have  
12 complete supervisory staff and  
13 you'll always be able to call  
14 somebody even straight up to the  
15 office and even me.

16 MS. SOMMERS: Thank you.

17 MR. PAROLA: Thank you.

18 MS. NEIL: We fail to  
19 understand that they don't own  
20 Martin Luther King yet. That's what  
21 the thing is. Yet. We're asking  
22 them to give us the opportunity for  
23 you all to own our complex so you  
24 all can make it better for us.  
25 Maintenance-wise, management-wise,



1  
2 fixing up the apartment, but we have  
3 to give you a chance. That's why  
4 we're here asking you for this Pilot  
5 today.

6 We have to be patient right now  
7 everybody because they don't own  
8 Martin Luther King yet. They are  
9 still under the old management.  
10 Once that changes, they get this  
11 Pilot, then we can come with the  
12 questions that you asked that  
13 everybody needs to know the answers  
14 to, but we have to let them get the  
15 ownership first. That's what we're  
16 trying to do today here. Everybody  
17 understand that? Okay. Thank you.

18 MR. PAROLA: Thank you,  
19 Valerie.

20 Again, identify.

21 MS. STEVENS: Mollie Stevens.  
22 Martin Luther King Drive again.

23 We understand everything. We  
24 do. She understands too. But  
25 still -- I'm talking to you right

1  
2 now -- but still they say if we have  
3 any question to ask that's what we  
4 did and you remember what you did to  
5 the meeting before --

6 MR. PAROLA: All right. Mayor.  
7 Mayor.

8 MAYOR HALL: Good morning. My  
9 name is Wayne Hall, former mayor of  
10 Hempstead.

11 I'm in support of this Pilot.  
12 We appreciate that you are going to  
13 hire local people. This is what we  
14 did for the last 12 years. I was  
15 the mayor with Mr. Benjamin.

16 Also, the author of that  
17 newsletter, you notice, is not here.  
18 Normally Ms. Garry is always here  
19 trying to fight, but the information  
20 that she sent out to you was a scare  
21 tactic.

22 And, as far as 40 West  
23 Columbia, she said the same thing.  
24 We had to give a Pilot because if we  
25 didn't give a Pilot those apartments

1  
2 over there would have been  
3 unaffordable. At the time we  
4 unanimously approved that; so I'm  
5 saying we're in support. We support  
6 the tenants of Martin Luther King  
7 Drive.

8 MR. PAROLA: Thank you, Mayor.  
9 Is there anyone else that wishes to  
10 be heard?

11 Let me just say that you did a  
12 thorough job. I think the Board was  
13 definitely listening. I wish I had  
14 a vote. And thank you. It was very  
15 intelligent and very comprehensive.

16 And just understand that we're  
17 a bunch of suits up here, which I'd  
18 rather be in the streets truthfully,  
19 but we're here as a resource. If  
20 this is granted and something  
21 happens in your apartment or at the  
22 facility, come over. We're in the  
23 old building, IDA, and yell at us  
24 because ultimately if this happens  
25 we are a cooperative part of this

1  
2 and we can only help you and put  
3 some pressure, not anticipating it's  
4 a problem, but many times we are the  
5 last to know because we're sitting  
6 in some ivory tower, I guess, and we  
7 need to know.

8 MR. LODATO: I'm observing it's  
9 8:51 and I'm going to close this  
10 public hearing for Park Lake sine  
11 die. Thank you for coming.

12 (Time noted: 8:50 a.m.)  
13  
14  
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 6th day of October, 2018.

-----  
DOLLY FEVOLA

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