

1.
Hearing on Development of Nassau HUB Properties Agenda

Documents:

5-2-18 HUD AGENDA.pdf

2.
LEGISLATIVE SESSION

Documents:

LEGISLATIVE SESSION - HUB HEARING, 05-02-18.pdf



HEARING

DEVELOPMENT OF THE NASSAU HUB PROPERTIES

MAY 2, 2018

6:30 P.M.

AGENDA

1. Presentation by representatives of the Office of the County Executive
2. Presentation by the Blumenfeld Development Group
3. Stakeholder Comment Period
4. Legislative Question and Answer Period
5. Public Comment

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NASSAU COUNTY LEGISLATURE

RICHARD NICOLELLO
PRESIDING OFFICER

LEGISLATIVE SESSION

County Executive and Legislative Building
1550 Franklin Avenue
Mineola, New York

Wednesday, May 2, 2018

6:38 P.M.

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

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4 LEGISLATOR RICHARD J. NICOLELLO

5 Presiding Officer

6 9th Legislative District

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8 LEGISLATOR HOWARD KOPEL

9 Deputy Presiding Officer

10 7th Legislative District

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12 LEGISLATOR DENISE FORD

13 Alternate Presiding Officer

14 4th Legislative District

15

16 LEGISLATOR KEVAN ABRAHAMS

17 Minority Leader

18 1st Legislative District

19

20 LEGISLATOR SIELA BYNOE

21 2nd Legislative District

22

23 LEGISLATOR CARRIE SOLAGES

24 3rd Legislative District

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2 LEGISLATOR DEBRA MULE
3 5th Legislative District
4
5 LEGISLATOR C. WILLIAM GAYLOR III
6 6th Legislative District
7
8 LEGISLATOR VINCENT T. MUSCARELLA
9 8th Legislative District
10
11 LEGISLATOR ELLEN BIRNBAUM
12 10th Legislative District
13
14 LEGISLATOR DELIA DERIGGI-WHITTON
15 11th Legislative District
16
17 LEGISLATOR JAMES KENNEDY
18 12th Legislative District
19
20 LEGISLATOR THOMAS MCKEVITT
21 13th Legislative District
22
23 LEGISLATOR LAURA SCHAEFER
24 14th Legislative District
25

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2 LEGISLATOR JOHN FERRETTI, JR.

3 15th Legislative District

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5 LEGISLATOR ANDREW DRUCKER

6 16th Legislative District

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8 LEGISLATOR ROSE WALKER

9 17th Legislative District

10

11 LEGISLATOR JOSHUA LAFAZAN

12 18th Legislative District

13

14 LEGISLATOR STEVEN RHOADS

15 19th Legislative District

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17 MICHAEL PULITZER

18 Clerk of the Legislature

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2 LEGISLATOR NICOLELLO: I would
3 like to call the meeting to order and ask
4 Colonel Legislator Bill Gaylor to lead us in
5 the Pledge of Allegiance.

6 (Pledge of Allegiance was recited.)

7 LEGISLATOR NICOLELLO: Thank you
8 all for joining with us tonight. Welcome to
9 this hearing of the Nassau County Legislature
10 to discuss the future of the Nassau County
11 Hub. Development of the Hub and Coliseum
12 property has been under consideration for
13 decades. There have been numerous proposals
14 by various administrations, various developers
15 and there have been numerous hearings. Yet
16 the area around the Coliseum remains the same
17 as it was when the Coliseum opened. With the
18 exception of a corner of the property being
19 developed by Sloan Kettering.

20 As you know, the new administration
21 has formed a task force and is taking a new
22 look at the development plans. Which is
23 something that it should do.

24 The goal of this hearing is to
25 present the public, in the most transparent

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2 means possible, the status of the Hub
3 development and the many opportunities and
4 policy considerations the county must weigh to
5 advance this project.

6 I believe that many of the earlier
7 plans failed in part because the public was
8 not invited into the process until the late
9 stages. In this era in which the public is
10 demanding accountability and transparency, we
11 cannot allow that to happened again.

12 We will receive a presentation from
13 the administration as to the status of the Hub
14 development, the work of its task force and
15 ideas that it is considering. We will also
16 have a presentation by representatives of the
17 Blumenfeld Development Group, who will share
18 their vision for the Hub property.

19 We will then hear from
20 representatives of interested organizations in
21 the development, as well as the public at
22 large.

23 There are at least as many opinions
24 as to how the Hub should be developed as there
25 are people in this room. We expect this to be

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2 a frank, open and civil discussion.

3 One last ground rule. We will not
4 allow anything that gets said here to
5 jeopardize the county's legal position and
6 there may be questions that will go unanswered
7 for that reason.

8 Before I turn it over to the
9 administration I would like to welcome to the
10 chambers the supervisor of the Town of
11 Hempstead Laura Gillen, who will present
12 later.

13 MS. TSIMIS: My name is Evlyn
14 Tsimis. I'm deputy county executive for
15 economic development. Thank you Presiding
16 Officer. We really appreciate your having
17 this hearing and your opening remarks are
18 absolutely on point. I'm joined today by Sean
19 Salley deputy commissioner for planning and
20 Josh Meyer from Westlaw Group, the county's
21 outside counsel on this important project.

22 Thank you for calling this
23 hearing. We are pleased to appear before you
24 with an update on the administration's
25 efforts.

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2 The Hub offers a singular
3 opportunity to create a vibrant, centrally
4 located district for increased economic
5 activity in the county. As you have said
6 Presiding Officer, the administration right at
7 the start of this decided to form an advisory
8 committee in order to assist with our
9 consideration of this project. The Presiding
10 Officer representative, Legislator Tom
11 McKevitt, is participating in those meetings,
12 as well as a representative of the minority
13 leader. They have joined these meetings and,
14 as you've said, they have been very lively
15 discussions. Whenever this topic is discussed
16 there are a lot of opinions.

17 We want to thank your
18 representatives as well as all of the members
19 who have participated. Some of whom are here
20 and will be speaking to the legislators
21 directly.

22 The committee has been very busy
23 over the last few weeks discussing the many
24 important legal, zoning and site planning
25 issues as well as funding matters that we need

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2 to review before we can proceed. We're going
3 to go over those with you tonight.

4 Additionally, the committee has had
5 the chance to see a presentation from the
6 Blumenfeld Group, a potential developer for
7 the part of the Hub site known as The Plaza.

8 This presentation primarily
9 featured entertainment and retail offerings
10 that would compliment the Coliseum with the
11 aim of bringing more activity to the area.

12 Last week the committee heard from
13 Mr. Shupetine Balmick, author of a 2017 study
14 on the Hub which would call for creating an
15 innovation district. The report envisions
16 parking lots turned into a mixed-use
17 development that's vibrant, has walkable
18 streets and amenities. I think the committee
19 found both presentations very, very
20 interesting and we are considering all our
21 options.

22 The Hub offers a singular
23 opportunity for a new, vibrant, exciting
24 district within the county. The Hub's
25 undeveloped parcels make it the largest such

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2 site in the county. It's surrounded by
3 educational, medical, cultural institutions
4 and businesses. At its center is the
5 Coliseum. A newly renovated arena where we
6 will welcome back the Islanders for 60 games
7 over the next three seasons. A positive in
8 terms of economic activity at the Hub. Which
9 the members of this legislature helped us make
10 happen earlier this year. We thank you for
11 your support.

12 Additionally, the county has the
13 opportunity to secure considerable financial
14 support for the Hub development from Governor
15 Andrew Cuomo. Thanks to the effort of
16 community and business leaders like Stuart
17 Rabinowitz of Hofstra University and Kevin Law
18 of the Long Island Association.

19 Through our partner at the Empire
20 State Development the county could access
21 considerable funds. \$85 million for
22 structured parking. A million dollars for
23 pedestrian bridges. And additional money for
24 planning and road improvements.

25 The state funding for the garage

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2 would be available once we submit a
3 transformative development plan. This might
4 include a biotech facility or other corporate
5 or R and D initiative with the potential to
6 generate high paying jobs for our residents.
7 The county's plan must make maximum use of
8 this funding.

9 While the Coliseum and the Hub
10 continues to offer great opportunity, many
11 things have changed since the legislature
12 originally approved the Coliseum lease.
13 Memorial Sloan Kettering new \$140 million
14 cancer treatment center is under
15 construction. But the Feinstein Medical
16 Institute has decided to build its facility
17 elsewhere in the county. We would certainly
18 welcome a new corporate neighbor to Sloan,
19 particularly one in a complimentary field.

20 We have a new Coliseum operator,
21 Brooklyn Sports and Entertainment. Its parent
22 company, Onexim, is owned by a Michal
23 Prokoroff. The developer, Forest City Ratner,
24 is no longer an active participant in this
25 project. And as you know, the Blumenfeld

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2 Group is currently seeking the county's
3 consent to replace Forest City Ratner as the
4 developer on the plaza lease.

5 Additionally, we must consider the
6 plan for Belmont. The arrival of an important
7 new sports entertainment and retail venue
8 approximately seven miles from the Hub. We
9 are excited by that development but in terms
10 of this project it is a game changer.

11 I would like to now ask Josh Meyer
12 to further explain the legal history and
13 current status of the property. Josh will be
14 talking to you about the two main leases
15 currently that cover the development area.
16 The NEC Coliseum lease in yellow. If you look
17 at the map. That's the entire Hub area other
18 than the Marriott, which is in blue. And then
19 NEC plaza lease, which is the area in red.

20 Sean Salley will then give an
21 overview of the zoning and other site planning
22 issues we are presently reviewing with the
23 committee, all of which are essentially for
24 our moving forward.

25 As the county executive has stated,

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2 we are not rehashing the past but rather
3 taking stock of what we have so that we can
4 move forward. We plan to make the most of
5 this opportunity. Thank you.

6 MR. MEYER: Good evening
7 Presiding Officer and legislators. My name is
8 Josh Meyer, West Group Law, 81 Main Street,
9 suite 510, White Plains, New York.

10 Tonight I'm here to give an
11 overview of the leases and the time line of
12 how we got to this point, to the competitive
13 procurement, and how this one lease was
14 severed into the two leases. And, as I said,
15 the time frame moving forward on that.

16 For those of you that remember, we
17 were involved in the initial procurement back
18 in 2013 on this project, as well as the
19 drafting and negotiation of the lease with the
20 selected proposer.

21 The original ground lease for the
22 Coliseum site, which is the site in green
23 there, is 77 acres. The original ground lease
24 included the Coliseum renovation and the
25 ancillary retail, entertainment development

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2 for the plaza that is in the severed lease.
3 For the original ground lease that we
4 negotiated was the entire 77 acre site,
5 including the Coliseum and the retail and
6 entertainment.

7 That RFP proposal resulted in four
8 proposals. It was ultimately short listed to
9 two proposers, which was Forest City and
10 Madison Square Garden. And ultimately the
11 single lease for the entire site was
12 negotiated with Forest City Ratner.

13 The key terms of that lease
14 contemplated severing the retail and
15 entertainment portion, which is the red
16 portion on this map. That was contemplated
17 specifically in the original lease, to severe
18 the lease. And you do sever the leases
19 generally on a development project for
20 financing purposes.

21 The original lease provided for the
22 coordinated future development of any excess
23 parking areas. In the original lease what was
24 done was Section 54 of that lease provided
25 that any excess parking areas could be

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2 developed by either party. And there was a
3 coordinated effort and in cooperation with
4 each other between the county and with Forest
5 City Ratner.

6 So, in 2015 five acres, we came
7 before the legislature with an amendment to
8 carve out the five acres for the sale to
9 Memorial Sloan Kettering for the construction
10 of their ambulatory facility.

11 Also in 2015 the original lease was
12 severed into two leases. The Coliseum site
13 lease, which was 61 acres. It's a 77 acre
14 site. Ten acres for the Coliseum itself, five
15 acres for Sloan Kettering results in the 61
16 acres. The tenant there was NEC, which was
17 Forest City Ratner and partially Onexim.

18 The key terms of that lease was the
19 tenant was required to renovate, operate and
20 maintain the Coliseum. They took over all
21 expenses associated with maintenance, capital,
22 any expenses that the county had on that and
23 the county shed multiple millions of dollars
24 annually. And that was passed off to Forest
25 City Ratner there.

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2 As I said, in that Coliseum site
3 lease the parties were required to coordinate
4 future development relating to the excess
5 parking areas. It also outlined the process
6 for good faith negotiations in Section 54 of
7 that lease regarding any future development on
8 the site.

9 It should be noted that any future
10 development of excess parking by either party
11 would have to come back to the legislature for
12 approval.

13 The second lease that resulted when
14 it was severed resulted in the 11 acres for
15 the Coliseum Plaza, which as I said is the red
16 area. Two new tax lots were created at that
17 time, and this 11 acre site is governed by the
18 Coliseum Plaza lease. The tenant there is a
19 special purpose entity created just for this
20 purpose NEC Plaza L.L.C. It's 100 percent
21 owned by Forest City Ratner. That was to
22 develop 188,000 square feet of retail and
23 entertainment on the red portion on the map
24 here.

25 Forest City Ratner team member

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2 Blumenfeld Development Group is presently
3 seeking an assignment of the plaza lease from
4 Forest City Ratner. Which would require
5 county consent.

6 The Coliseum Plaza lease has been
7 extended a number of times. There's a
8 provision for construction commencement date
9 conditions in the plaza lease. If some of
10 those conditions or any of those conditions
11 were not met by October 30th of 2015, either
12 party had the right to terminate that lease.
13 Both parties, in the spirit of cooperation,
14 Forest City Ratner at the time was trying to
15 get benefits from the Industrial Development
16 Agency and additional benefits from them, sale
17 tax, the ability to obviate the need for sales
18 tax on any of the construction materials and
19 things along those lines, and they were
20 pursuing that with the Industrial Development
21 Agency.

22 Both parties have extended this
23 lease since October 30th of 2015 and foregone
24 their ability to terminate the agreement. The
25 most recent one was a 90-day extension and

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2 that will end on May 21st of this year.

3 The options that the county at that
4 time will be to grant consent to the
5 assignment of the plaza lease to Blumenfeld
6 Development Group and amend the lease to
7 modify the original construction date and
8 approval any changes to the mix or use -- the
9 gross square footage. So, in the plaza lease
10 there were provisions, and appendix G
11 addresses what would be built on that plaza
12 site and the 188,000 square feet of the retail
13 and entertainment. And if any changes were
14 made to that that would come back before this
15 legislature.

16 Second option is to terminate the
17 lease. So if the county chose not to extend
18 and defer the termination of that lease as of
19 May 31st, the county could issue a notice and
20 30 days later the plaza lease would terminate
21 and the site control would come back, of those
22 11 acres, come back to the county.

23 The last option is for the county
24 to further extend that lease and grant a
25 another extension on the plaza in order to

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2 pursue that and see if there are any other
3 options that could be resolved between the
4 parties.

5 With that, Sean Salley is going to
6 go over some of the planning and zoning issues
7 associated with the site.

8 MR. SALLEY: Good evening
9 Presiding Officer and members of the Nassau
10 County Legislature. My name is Sean Salley.
11 I'm the deputy commissioner of planning with
12 the Nassau County Department of Public Works.

13 I would like to start with just
14 this graphic here that really kind of just is
15 looking to articulate that the development of
16 the Hub is really part of a larger system.
17 And so any development that is proposed for
18 the site needs to be in harmony with all of
19 these other factors. And that's, as you can
20 see in the graphic, roadways, other
21 infrastructure, parking structures or parking
22 in general, zoning, transit, et cetera. So
23 these are really things that the county is
24 looking at again as a system in order to
25 advance or assist in the advancement of a

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2 development at the Nassau Hub.

3 I just wanted to bring everyone up
4 to speed in terms of the current zoning of the
5 property. In terms of zoning there's been a
6 lot of work done over the past decade
7 essentially to bring this site up to a point
8 that it could attract development.

9 So, the list on the slide
10 essentially goes through some of the zoning
11 parameters. But most notably the boundaries
12 of the district, the Coliseum site itself, the
13 77 acres plus the Marriott property, you see
14 both are in that light blue color were rezoned
15 to this Mitchell Field mixed use zoning
16 district. It's not an overlay. It's the
17 prevail underlying zoning district.

18 With that, the allowable uses
19 expanded from what was presently allowed to
20 what is allowed today, and that is a range of
21 uses from the arena and a Coliseum to retail
22 to office to research and development.

23 Then there is the housing use.
24 However, the zoning caps the housing at 500
25 units. So typically you will see in a zoning

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2 district there's a density requirement.
3 Twenty units to an acre as an example. This
4 code specifically caps residential units at
5 500. It's not a unit per acre calculation.
6 That's an important note. Of those 500 units
7 there is a 20 percent affordable or next
8 generation workforce housing set aside. The
9 definition of affordable and workforce housing
10 can be found in the code itself.

11 In terms of the bulk or the
12 intensity of development within the site the
13 code expresses that in floor area rate in
14 terms of floor area ratio. That's the site,
15 the area of the site divided by the
16 development area. And they provided -- they
17 allow up to a 1.6 FAR. That basically
18 converts into about 3.1 million square feet of
19 development. Exclusive of parking structures
20 that are utilized for the Coliseum. That's
21 all expressly described in the zoning
22 district.

23 Then there's a three percent park
24 land set aside. And that's very common in
25 zoning districts. There are a whole host of

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2 other dimensional requirements for roads, and
3 I will touch on that in a minute, for setbacks
4 and so forth. Green infrastructure, green
5 buildings.

6 So again, the code is fairly robust
7 in terms of being something that is considered
8 a modern mixed use zoning code.

9 This is a requirement of the code,
10 and in Nassau this is unique where the code or
11 the district will actually mandate that there
12 be public right of ways and the general
13 configuration of those right of ways.

14 This map is from the zoning
15 analysis that was performed by the town
16 roughly 2010, 2011. Again, there's a
17 requirement for essentially these two
18 east-west roads and two north-south roads
19 providing for internal circulation and traffic
20 and pedestrian and bicycle circulation and
21 distribution throughout the site so that you
22 can get folks to the surrounding road
23 network. That being Hempstead Turnpike to the
24 south, state road. Earle Ovington Boulevard
25 to the west, county road. And Charles

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2 Lindbergh Boulevard abutting to the north.

3 Also a county road.

4 What I failed to mention, and I
5 apologize, as part of the rezoning process by
6 the town, the zone itself was subject to an
7 expansive SEQRA review. And so an EIS was
8 prepared and findings were ultimately
9 adopted. As part of that there are mitigation
10 components that are embedded in this finding
11 statement. One being transportation, as I'm
12 sure comes as no surprise.

13 The red circles are the
14 intersections of the new roads and the
15 existing. And they are there to accommodate
16 additional development. There are
17 intersections improvements that need to be
18 designed and constructed. Some include turn
19 lanes. At some intersections there are signal
20 timing improvements. So that's something to
21 keep in mind as well.

22 That bubble on the northwest
23 corner, that's the intersection of Earle
24 Ovington Boulevard and Charles Lindbergh. The
25 configuration of that intersection is sort of

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2 sprawling. So there is an opportunity to
3 tighten up the geometry of that intersection
4 to allow for some additional land area to be
5 incorporated into the 77 acres essentially to
6 become developable. That little piece would
7 need to be incorporated into the zoning
8 district but we do want to put that out there
9 that squaring off that site could add up to
10 roughly an acre and a half to two acres of
11 development potential and square off the site
12 to make the configuration a little less
13 irregular.

14 Mobility issues. We all know that
15 transit is an essential component to this
16 site. In order for this site to be built out,
17 whether it's 3.1 million square feet or
18 otherwise, transit needs to be -- is an
19 essential component. Not only is it necessary
20 to support the development but it also entices
21 and attracts the type of development and
22 developers in the market that I think
23 everybody would like to see in terms of high
24 tech et cetera. The workforce of the future
25 where transit and place making is an important

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2 component to creating an economic cluster.

3 So, also to just to put this out
4 there, that the county is also working with
5 the FTA, the Federal Transit Administration,
6 on a federally funded Hub transit study. The
7 initial finding was that an interim system
8 between Hempstead and the Coliseum was
9 preferred. We are taking a look at that
10 finding in light of all of the recent
11 developments in terms of the third track
12 expansion project, the Belmont project and
13 just what the site can support. We are
14 looking for potential connections to Mineola
15 through additional analysis.

16 So, I think that's all I have and
17 thank you for your time.

18 MS. TSIMIS: That concludes our
19 presentation. I don't know if we should take
20 questions now if you would like us to come
21 back.

22 LEGISLATOR NICOLELLO: I think we
23 should do the questions now. It seemed like
24 the presentation was heavy on legal aspects
25 and the zoning and not much in terms of any

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2 ideas for development. Is that because you
3 haven't reached the stage where you're
4 actively considering different ideas for how
5 to develop the property?

6 MS. TSIMIS: I would use the
7 phrase we are active listening. There is the
8 process that, as you know, we have engaged in
9 with our advisory committee. We do feel that
10 obviously the county executive has a vision
11 for development, which is about growing the
12 tax base, creating jobs. We have an open and
13 transparent process and we intend to move
14 quickly. But we did feel it was important to
15 listen for a little while and see what the
16 experts think, what the community thinks, what
17 the various stakeholders that we brought to
18 the table would like to see happen here before
19 we proceed.

20 LEGISLATOR NICOLELLO: What is
21 the role of the task force? What role are
22 they playing in this process?

23 MS. TSIMIS: We have asked them
24 to be our advisors. They are playing an
25 advisory role. They are offering their

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2 suggestions. As I said, we have had guest
3 speakers come in and address various options.
4 The innovation district as I mentioned. Also
5 the Blumenfeld Group proposal. The idea is to
6 have folks who have been watching this
7 property, thinking about it, wanting something
8 to happen for quite awhile, inform this new
9 administration on what their views are.
10 Ultimately it's going to be the county's
11 decision, in partnership with the county
12 executive and the legislature, on how we
13 proceed. But it's meant to be an advisory
14 role and offer us some thoughts.

15 LEGISLATOR NICOLELLO: The term
16 transformative was used in your remarks and
17 used before. As Mr. Salley indicated, there
18 is an existing zoning in place for the
19 property. Is the administration considering
20 something that's going to go beyond that
21 zoning? Are they going to be seeking changes
22 to the Town of Hempstead zoning?

23 MS. TSIMIS: First of all on the
24 transformative issues, again, that's partly to
25 address this call from the state, which is

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2 extremely important, that if we want to secure
3 the \$85 million for the structured parking,
4 which everyone agrees is such an essential
5 component, you can't develop what's basically
6 a bunch of parking lot areas into meaningful
7 for the county unless you address the parking
8 situation. So the transformational issue is
9 something we're going to address quickly. We
10 want to have a plan that really brings
11 something vibrant and exciting and creates
12 jobs. So that's one piece.

13 In terms of the zoning, we feel
14 that the zoning, the bones are there. As Sean
15 laid out, there's quite a lot that's been done
16 already that brings us to this date. We do
17 not have a decision or any plan at this time
18 to seek new zoning. It's obviously something
19 we are in listening mode on.

20 LEGISLATOR NICOLELLO: The
21 concern I would have with respect to that is
22 if you were going to go back and seek rezoning
23 I think you would bring us back to square
24 one. And for the time I have been here, along
25 with my colleague Vinnie Muscarella, which is

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2 over 22 years, that's been the history of
3 what's happened on this property. Take two
4 steps forward and two steps back and we're at
5 the same place we started. The concern we
6 would have is if that's the way your task
7 force and the county administration decides to
8 go then we really are back at square one. I'm
9 not sure how long it will take to eventually
10 get a development there.

11 MS. TSIMIS: We agree with you
12 that going backwards is not in the game plan.
13 We want to go forward and we're going to look
14 for ways to do that in an expeditious fashion
15 and I think we will take the zoning question
16 for a later date. As I said, we think we can
17 do some very exciting things at this location
18 with the zoning we have.

19 LEGISLATOR NICOLELLO: In terms
20 of the parking garage, does the state specify
21 in any sense what has to take place there for
22 them to follow through on their commitment of
23 the monies for parking?

24 MS. TSIMIS: The Regional
25 Economic Development Counsel and Empire State

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2 Development has language that talks about
3 transformational. About creating vibrant
4 activity, economic activity that brings jobs.
5 Innovative industries. It could be health
6 care. It could be biotech. It is something
7 that we can really work with. It's some very
8 helpful language in the sense if we can create
9 something exciting, vibrant, brings jobs, we
10 think we'll have support. And there's some
11 flexibility and a cooperation with -- they're
12 our partner. The county is lucky to have some
13 support on this project, even through all the
14 starts and stops, and we are optimistic that
15 will continue as we finalize what that vision
16 is.

17 LEGISLATOR NICOLELLO: Did they
18 indicate what's not acceptable or not be
19 transformational?

20 MS. TSIMIS: Not that I'm aware.

21 LEGISLATOR NICOLELLO: You
22 mentioned Belmont being a game changer and
23 obviously in terms of the placement of an
24 arena this close to the Coliseum is a major
25 development. But what else about that Belmont

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2 development do you think would be a game
3 changer for us here?

4 MS. TSIMIS: Look, the
5 combination of a new arena, which is just
6 seven miles away, from what we see of the
7 plans there will be retail, shopping, a hotel,
8 a lot of activity, some of which we have seen
9 prior plans for this site that are similar.
10 We just feel that it's very different
11 landscape in terms of building at the Hub when
12 you don't have Belmont and when you do. So
13 that's absolutely a game changer in the sense
14 we have to think it through.

15 The Coliseum is doing great. We
16 really got some great information from our
17 partners there about how that arena is doing
18 as a different sized arena than the one that
19 is going to be built at Belmont. The Coliseum
20 I'm told was number one in its market in North
21 America in the first year of being reopened
22 with the renovation. It's very good news for
23 the Coliseum but it's only logical to stop and
24 think about how those two facilities will work
25 within the same county so close together.

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2 LEGISLATOR NICOLELLO: We
3 attended the Q and A you had last week on the
4 Belmont development and it seemed that their
5 retail is very, very narrowly oriented to
6 luxury to bring people in from the city to
7 shop there. I'm not sure how much their
8 retail development would conflict with
9 anything that we decide to do at the Coliseum
10 property. Do we have anyone who is monitoring
11 Belmont, in communication with the state, with
12 the developers there?

13 MS. TSIMIS: We are actively
14 monitoring the hearings through the various
15 processes. Our planning team is very much in
16 communication to keep abreast of both what is
17 being planned and the community's reaction to
18 that project.

19 LEGISLATOR NICOLELLO: Just a
20 couple of more things. Is it in the sole
21 discretion of the county executive to
22 terminate the plaza lease or would that
23 require legislative approval?

24 MR. MEYER: That's within the
25 sole discretion of the county executive to

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2 terminate that lease.

3 LEGISLATOR NICOLELLO: Then going
4 forward any new leases, any development plans
5 those would come to us?

6 MR. MEYER: Absolutely. Anything
7 else having to do with anything that would
8 require any changes in the lease or any of the
9 terms of the lease would. And that would
10 include any future development on the site.
11 Absolutely.

12 LEGISLATOR NICOLELLO: Thank
13 you. One other thing. Going back to the task
14 force, what is the concept going forward? Is
15 the task force going to continue to meet? Are
16 they going to be doing this in public? In
17 private?

18 MS. TSIMIS: I actually think we
19 wanted to just solicit some input from the
20 advisory committee. We don't have a specific
21 time frame. All I can say is that the county
22 executive plans to move very quickly to sort
23 of the next stage of this. Which we will be
24 happy to discuss with you when we're ready.
25 But it's not a forever thing. It's for a few

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2 more weeks, months where we are able to have
3 their opinions. And I think tonight,
4 actually, after you hear some of the members
5 of the committee are here tonight, and I think
6 as we continue to hear their views it will
7 really help us to get to the next stage.

8 LEGISLATOR NICOLELLO: Thank
9 you. Anyone else have questions? Legislator
10 Muscarella and then Minority Leader Abrahams.

11 LEGISLATOR MUSCARELLA: Just very
12 quickly. Part of the difficulty in the Hub
13 area is transportation. Getting people to and
14 from the area. Is there any plans underway to
15 implement something like a light rail system,
16 a bus service, increase Long Island Railroad
17 to and from the area?

18 MS. TSIMIS: I'll start and if I
19 don't cover it Sean can address. Back some
20 time ago there was some discussions about a
21 light rail. But under our federal planning
22 process that Sean referenced where we have the
23 opportunity for some support from the federal
24 government. But along the way the community
25 input favored the bus rapid transit. The

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2 current thinking would be to do something in
3 that area for this site. That said, the
4 county definitely needs to take a look at the
5 two train stations nearby and how to make use
6 especially of the Mineola station with there
7 being increased activity and frequency of
8 service to Mineola. All those options are on
9 the table.

10 LEGISLATOR MUSCARELLA: Thank
11 you.

12 LEGISLATOR NICOLELLO: Minority
13 Leader Abrahams.

14 LEGISLATOR ABRAHAMS: Thank you
15 Presiding Officer. Just a quick question.
16 Obviously you understand how long the process
17 of developing the Coliseum has taken.
18 Obviously it took a long time to get to the
19 point where the Coliseum is actually being --
20 the Coliseum was renovated. But then also
21 it's taken a long time for the area
22 surrounding it to be developed. All within
23 the same time frame we lost the Islanders.
24 Now we have the Islanders and probably going
25 to lose the Islanders again all because of

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2 delays. Can you give this body some level of
3 detail or specifics on how the administration
4 sees this playing out over the next 12, 18, 24
5 months?

6 MS. TSIMIS: I think at this
7 point all I can say is that we are taking a
8 pause to look closely at just what you said.
9 The circumstances you have laid out in
10 addition to all the ones we mentioned about
11 changed parties at the table. We feel it is
12 responsible action and our duty to take a
13 pause but then move quickly. It's sort of
14 like a yellow and hoping to go to green at the
15 light. This is a not a red stop. We
16 absolutely want to move but I don't have a
17 time frame for you at the moment.

18 LEGISLATOR ABRAHAMS: I know you
19 had mentioned earlier regarding the need not
20 to go back to the town. But in essence if we
21 are truly taking a pause wouldn't everything
22 essentially be on the table of going back to
23 the town to probably change some parts of the
24 zoning?

25 MS. TSIMIS: I think it's fair to

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2 say that given the changed circumstances that
3 we just discussed and the need to hear from
4 the community, we are four months in, we
5 absolutely think it's worth taking a moment.

6 On the zoning, there's nothing more
7 I can say except that we think the bones are
8 there to do some things and we're looking at
9 whether or not there's anything more we need
10 to do.

11 LEGISLATOR ABRAHAMS: Obviously
12 we've seen prior proposals that have been put
13 out there. Has the committee been able to
14 provide any feedback based off of the
15 proposals that have been out there to try to
16 see if there's any potential for a hybrid
17 proposal? I think it was Legislator
18 Muscarella started to talk about the
19 transportation proposals that we have seen out
20 there. I think I saw Mike Setzer from NICE
21 Bus that came in as well. How is that
22 enveloping into your plan that's eventually
23 going forward?

24 MS. TSIMIS: Transportation?

25 LEGISLATOR ABRAHAMS:

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2 Transportation. Pretty much everything.

3 MS. TSIMIS: I think the
4 committee has had a chance to hear at least
5 two ideas for the Hub itself, and we have
6 discussed some of the transportation and
7 mobility issues just as we're doing tonight.
8 You may hear from some of them directly
9 because quite a few of the committee members
10 are here and we have gotten some initial
11 reactions. Like I said, the one specific
12 plan, which you will hear shortly from the
13 Blumenfeld Development Group. And then
14 there's also this visionary concept of an
15 innovation district that we had a presentation
16 on it. It sparked a lot of discussion. This
17 is a moment in time to really think about what
18 you want to do with this amount of acreage and
19 think it's a great opportunity for the county.

20 LEGISLATOR ABRAHAMS: Basically,
21 as you said before, everything is on the
22 table. Whether it's innovation district,
23 educational district, whatever may be the
24 case. At one time the emphasize was to put a
25 focus on trying to generate property tax

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2 properties there at the Coliseum to help
3 offset taxes or property taxes, whether it be
4 for the Uniondale School District or the
5 county, the town or whatever the case. Is
6 that still the priority, to try to bring in
7 properties to help offset or is it potentially
8 we could be entering into some type of
9 agreements with neighboring institutions,
10 which I'm not too sure if they would be paying
11 property tax institutions, in the effort to
12 try to create a greater designation but at the
13 same time lose the opportunity to generate
14 property tax value.

15 MS. TSIMIS: What we really need
16 to do is look at what's been done. Including,
17 if not specifically, the potential state
18 funding which really unlocks the potential for
19 development. That's a major focus because you
20 can't do the development on the other acreage
21 if you don't have a parking garage. That's
22 sort of is one of the first things we need to
23 consider. I don't really have a view on the
24 tax -- we want to increase the tax base,
25 create jobs. The right kind of high paying

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2 jobs. A mix of opportunities there and we are
3 anxious to really hear the different
4 viewpoints from folks as to whether it should
5 be X, Y or Z. That's all I can really say.

6 LEGISLATOR ABRAHAMS: Thank you.
7 Nothing further.

8 LEGISLATOR NICOLELLO:
9 Legislature Schaefer.

10 LEGISLATOR SCHAEFER: Hi. How
11 are you? On the topic of the Hempstead board,
12 have they been presented with any of this?
13 Are there any plans for them to see this
14 presentation as well since they do play an
15 integral role if anything changes with regard
16 to the zoning?

17 MS. TSIMIS: Supervisor Gillen
18 and her representatives are involved with our
19 advisory committee. Adam Haber is the cochair
20 and they will be speaking this evening. We
21 have not to date briefed the board.

22 LEGISLATOR SCHAEFER: You said
23 they will be speaking this evening?

24 MS. TSIMIS: I believe so.

25 LEGISLATOR SCHAEFER: Tonight?

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2 Here? I didn't realize that.

3 My second question has to do with
4 the state parking funding. How much of -- I
5 guess my thought process from hearing what I
6 heard so far about it, how much of a role does
7 that play in directing what we do or don't do
8 on this site?

9 MS. TSIMIS: I don't want to
10 suggest it directs anything. I think this is
11 a county decision. What we are suggesting is
12 that there has been a very productive
13 partnership with the state over the last few
14 years that this administration wants to take
15 advantage of. It's with the administration.
16 It's with our partners. Like I mentioned,
17 Hofstra and the Long Island Association and
18 folks who have really gone to bat for this
19 county and for this type of an economic
20 development initiative and we want to make the
21 most of that. But it's not directing in any
22 way our consideration. It is important to
23 know that you can't develop the site if you
24 don't have structured parking.

25 LEGISLATOR SCHAEFER: But

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2 structured parking, I realize it's a lot of
3 money, could be paid for by a private
4 developer if that were the case.

5 MS. TSIMIS: In that case you
6 want to really weigh what you might want a
7 private developer to do. If you were going to
8 ask for concessions or partnership with the
9 developer where would you want the resources
10 to be spent? It seems you would want to
11 maximize your opportunity from all those
12 sources.

13 LEGISLATOR SCHAEFER: I guess my
14 last question regards Belmont. My fear is
15 that Belmont goes up, we have our plan,
16 Coliseum, which we put a lot into and I think
17 everybody is pretty proud of, then because of
18 competing interests doesn't do so well
19 anymore. I know it's doing great now but
20 that's because there's no Belmont seven miles
21 away. How much of that is included in your
22 thought process with regard to what we're
23 doing here. I know that's part of why we're
24 here, to figure out what will work. I don't
25 want to see the Coliseum fail. I don't think

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2 anybody does. I don't want to see everything
3 else is built and oh yeah, now nobody is going
4 to the Coliseum. I'm just curious as to how
5 that's thought.

6 MS. TSIMIS: I'm not an expert on
7 coliseums and arenas but I'm told there's
8 actually a difference in the types of acts and
9 performances and sports activities you can
10 generate based on the size of the arena.
11 These arenas are distinguishable. You also
12 have -- our partner Onexim can really speak to
13 this better than I can -- but sort of how they
14 book acts. So, you have Brooklyn Sports and
15 Entertainment with Barclays and partnerships
16 with the Coliseum.

17 They also, from what we understand,
18 are doing a really fantastic job with the
19 exhibition space. That's with the new
20 Coliseum. There was an equestrian show this
21 weekend that was pretty fantastic. And I
22 think they're looking a lot of those types of
23 opportunities to really make the Coliseum
24 thrive in the long term. We are anxiously,
25 again, in listening mode and optimistic that

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2 that will bear out.

3 LEGISLATOR SCHAEFER: I guess
4 those are some of the issues they are
5 discussing with you as well.

6 MS. TSIMIS: Correct.

7 LEGISLATOR SCHAEFER: That's it.

8 LEGISLATOR NICOLELLO: Legislator
9 Bynoe and Legislator DeRiggi-Whitton then
10 Legislator Drucker.

11 LEGISLATOR BYNOE: Thank you
12 Presiding Officer. Good evening. Legislator
13 Schaefer stole my question but it's a worthy
14 question about the future of the Coliseum.
15 And I guess at this point what I would add is
16 that I would caution against not considering
17 repurposing the Coliseum for different use in
18 so much that we have to maintain its relevancy
19 in order to bring in the revenue. We are
20 reliant on that revenue. I think it would be
21 a missed opportunity if in fact that advisory
22 committee was not thinking about that. I
23 think it has to be a conversation.

24 I would be interested to know if
25 we're discussing opportunities aside from the

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2 exhibition use of the Coliseum towards tourism
3 into that area? I had an opportunity to take
4 one of those bucket list trips and I went out
5 to Dubai. And while visiting Dubai it was a
6 mind-blowing experience because they planned
7 their mall along with residential tower
8 housing, along with supermarkets. I mean, an
9 aquarium, go cart racing. People go to the
10 mall and they stay all day because there's
11 five star restaurants.

12 So, I think if we look at that
13 space and look at tourism, because yes, we
14 want to build our tax base in the sense of
15 having some residential capacity there, but it
16 also would be a missed opportunity I believe
17 if we don't build some level of an
18 attraction. And someone I was speaking with,
19 a member of staff the other day, and they said
20 listen, why wouldn't we capitalize on what
21 we're known for. We're an area aeronautic
22 space. This is what we were birthed out of.
23 It would be an opportunity to build some level
24 of a simulated amusement park experience there
25 where people could come and spend the time. I

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2 think that's what I would like to hear some
3 more of in this process. Not just housing.
4 And not just retail.

5 I think we have a lot of retail in
6 the area. We saw what happened when the
7 Galleria opened right there in Westbury down
8 the road from the Source Mall. And when
9 Roosevelt Field expanded the Source Mall dried
10 up. So, I believe that there's only but so
11 many retail dollars that can kind of recycle
12 in an area. I'm concerned about a lot of
13 retail as well.

14 So, I also hear us talking about
15 transportation and linking in and
16 connectivity, and I hear a lot about Mineola
17 and I've heard Hempstead mentioned. Westbury
18 is the closest train station to the Coliseum
19 and in fact it will also benefit from the
20 third track. So, I would like us to kind of
21 broaden our horizons and consider that as
22 well.

23 Then you talked about having an FTA
24 study. How far into the process are we in
25 having that discussion with the federal

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2 government? And are we prepared to move
3 forward in doing our own study in the event
4 that the federal government will not subsidize
5 that endeavor?

6 MS. TSIMIS: Thank you and I
7 appreciate all of the other comments and we
8 will absolutely take them under advisement
9 because it's very helpful to have your
10 perspective on each of the points you made.

11 In terms of the federal study, I
12 think this is again one of the ones where the
13 prior administration, actually two
14 administrations I think did quite a bit of
15 work on the subject of mobility and in
16 partnership with the FTA and we're taking
17 stock of where we are in terms of that
18 planning and I think it's going to be that on
19 the county to propose what we're planning to
20 do to the FTA in order to draw down the
21 planning funds.

22 LEGISLATOR BYNOE: Then on the
23 subject of the pedestrian bridges. Sometime
24 ago the previous administration approached
25 this body to request some bonding funding to

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2 build those bridges. I would love this
3 administration to find some grant money to
4 build those pedestrian bridges or have the
5 developers, the venture capitalists who are
6 coming in, to be able to fund some of that. I
7 believe that it will benefit them
8 significantly to have those foot bridges in
9 place, and I would love to see an opportunity
10 for it to be funded other than with bonding
11 and tax dollars. So that's just another
12 comment not a question.

13 I guess I would have more questions
14 if we had more of a plan. I understand you
15 are the process. I leave with those thoughts
16 and thank you.

17 LEGISLATOR NICOLELLO: Legislator
18 DeRiggi-Whitton.

19 LEGISLATOR DERIGGI-WHITTON: I
20 just wanted to basically restate what Kevan
21 Abraham, Legislator Minority Leader,
22 mentioned. At this point do you see any of
23 these properties falling under a PILOT of any
24 kind?

25 MR. MEYER: At this time on the

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2 Coliseum plaza site and the Coliseum itself
3 there's zero dollar PILOT, so there's nothing
4 on there and there's no PILOTS associated with
5 anything else. On the Sloan Kettering they're
6 not-for-profit so there's no taxes paid.

7 LEGISLATOR DERIGGI-WHITTON: So
8 we don't get anything.

9 MR. MEYER: On the rest
10 undoubtedly potential there will be PILOTS on
11 that. But as Legislator Abraham said, they
12 would be looking to grow the tax base and have
13 taxable entities on those sites.

14 LEGISLATOR DERIGGI-WHITTON: Do
15 have any projections on how much could be
16 brought in?

17 MR. MEYER: I don't have that
18 information.

19 LEGISLATOR DERIGGI-WHITTON: What
20 percentage of the property would be taxable?

21 MR. MEYER: Not at this time. It
22 would require an understanding of what the
23 parking would open up and the developable
24 property on site.

25 LEGISLATOR DERIGGI-WHITTON: I

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2 would hate to see this be developed without
3 the tax base being increased. I think it's so
4 important. We are seeing that a lot
5 throughout the Island. And people need help
6 with their taxes and I think this is a good
7 opportunity. I know we have to bring people
8 in and attract them but by giving PILOTS it
9 really hurts I believe the middle class.

10 The other question I had, let's
11 say, for instance, I hope this doesn't, but if
12 the Coliseum was razed what would that do to
13 zoning as far as housing goes?

14 MS. TSIMIS: It's all permitted
15 uses for the whole site. Does that answer
16 your question?

17 MR. SALLEY: The permitted uses
18 wouldn't change and the housing is capped at
19 500 units. Regardless of whether if there was
20 additional land area freed up you'll still
21 under current zoning capped at 500.

22 LEGISLATOR DERIGGI-WHITTON:
23 That's what I was wondering about. Can you
24 just explain to me how Onexim -- now they are
25 basically I understand 80 percent in control,

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2 85 percent, and how did that happen? They
3 purchased their interest?

4 MS. TSIMIS: Yes. And Forest
5 City Ratner retains the other 15 percent.

6 LEGISLATOR DERIGGI-WHITTON: As
7 far as any other developers has that been an
8 issue at all? Have they been in any way
9 adversarial? Have they been able to get along
10 as far as the new developers coming in? We
11 had an issue last time with the lawsuit. Has
12 that been resolved or is that still pending?

13 MS. TSIMIS: That lawsuit was
14 settled.

15 LEGISLATOR DERIGGI-WHITTON: Just
16 the plaza lease. Okay. How much control do
17 we have over what Onexim wants to do? If we
18 come up here and say we want this, we want
19 that.

20 MS. TSIMIS: I think, as Josh
21 said, for the Coliseum site Onexim is a
22 partner of the county's in the sense of
23 running the Coliseum and the space around and
24 any future development that is freed up by a
25 parking structure. And there's a process for

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2 cooperation, and I think it's in everyone's
3 best interests that we would cooperate in
4 terms of making the best use of both the
5 Coliseum and the site around it.

6 LEGISLATOR DERIGGI-WHITTON: When
7 push comes to shove do they have to take our
8 input or is it primarily their decision as to
9 what they do?

10 MS. TSIMIS: Absolutely it's the
11 county owns and there's a lease and we
12 absolutely are a partner in this effort with
13 them. No, we don't have to.

14 LEGISLATOR DERIGGI-WHITTON: Just
15 to clarify something you said before about the
16 Coliseum's present state, did you say it was
17 the most popular? What was it?

18 MS. TSIMIS: We were told in the
19 first year since it opened it's the number one
20 venue in North America for its size in terms
21 of the bookings that they have been able to
22 achieve.

23 LEGISLATOR DERIGGI-WHITTON: As
24 far as profit is that included or just the
25 number of dates?

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2 MS. TSIMIS: Based on
3 attendance.

4 LEGISLATOR DERIGGI-WHITTON:
5 Okay.

6 MS. TSIMIS: We're glad the
7 Coliseum is doing well. We thank all of you
8 for your support for the renovations and it's
9 something we need to look at going forward
10 given Belmont as we've said. But we do think
11 it's worth commending for what's happened to
12 date and how it's doing presently.

13 LEGISLATOR DERIGGI-WHITTON: We
14 just don't have that feeling it's doing
15 great. Maybe it doesn't -- I guess we're
16 still getting the minimal amount to the
17 county; is that correct?

18 MS. TSIMIS: The rent is set.

19 LEGISLATOR DERIGGI-WHITTON: At
20 the minimum amount. That's part of the
21 condition that if they're exceeding their
22 rental we're supposed to be getting more
23 rent. I don't think we've gotten a penny more
24 than the minimal amount.

25 LEGISLATOR NICOLELLO: Mr. Meyer

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2 would you respond to that?

3 MR. MEYER: The way that works is
4 there is a minimum amount, \$4 million a year
5 in the first year and it increases by ten
6 percent every five years. But it's a greater
7 of \$4 million or eight percent of the general
8 revenue received from the operation of the
9 Coliseum and 12 and three quarters percent of
10 the parking, whichever is greater.

11 The \$4 million is reduced by the
12 entertainment tax that's generated on the
13 site. So for every ticket sold at the
14 facility the county gets a \$1.50 of that. If
15 you did take a million tickets sold as an
16 example the county would get \$1.5 million
17 generated. That would go directly to them.
18 So the maximum revenue at that time would be
19 \$2.5 million. So the eight percent and the 12
20 and three quarter percent have to exceed that
21 at that point.

22 So, at this point the substantial
23 completion date was April 5th of last year.
24 The first real full year of the Coliseum ended
25 as of June 30th I believe and July 1st started

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2 the next contract year. So we're not through
3 that subsequent second full, really the first
4 full year, associated with the facility. The
5 Coliseum operator provides the county with a
6 quarterly accounting as to what happens but
7 they drew up at the end of each year. So we
8 will know more at that point. But the county
9 can see it on a quarterly basis as to where
10 they're at.

11 LEGISLATOR NICOLELLO: Mr. Meyer,
12 is there anything in the lease that prevents a
13 developer from seeking a PILOT from the IDA?

14 MR. MEYER: No, there's nothing
15 in there. It provides in there that they are
16 able to seek benefits. But as you indicated,
17 that is up to the Industrial Development
18 Agency.

19 LEGISLATOR NICOLELLO: Thank you.
20 Mr. Drucker.

21 LEGISLATOR DRUCKER: What is the
22 time line on when a decision has to be made on
23 whether to extend the plaza lease or terminate
24 it?

25 MS. TSIMIS: As Josh Meyer

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2 explained, the lease has been extended several
3 times and the most recent extension it goes
4 through May 21st.

5 LEGISLATOR DRUCKER: That's in
6 two weeks. Has the administration made a
7 decision yet?

8 MS. TSIMIS: Not yet.

9 LEGISLATOR DRUCKER: Do you know
10 when they will make that decision? Any idea
11 what that decision is going to be?

12 MS. TSIMIS: No, no. As we
13 presented it's really three options. To
14 extend again, to cancel or to make changes and
15 move forward. And all three are under
16 consideration at the moment.

17 LEGISLATOR DRUCKER: Based on
18 your characterizations that you are in a look
19 and listen mode as you said and you want to
20 take pause in everything that you're doing, it
21 would seem to me that it's a little
22 counterintuitive to extend the lease now. I
23 mean, if you have any sort of comprehensive
24 plan for the plaza why would you want to
25 extend the lease now while you're in this look

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2 and listen mode?

3 MS. TSIMIS: Like I said, all
4 three options are on table. I think you will
5 also want to hear the proposal for the plaza
6 lease area and we will take it from there.

7 LEGISLATOR DRUCKER: That's only
8 two weeks from now.

9 MS. TSIMIS: Not going to happen
10 in two weeks.

11 LEGISLATOR NICOLELLO: You're not
12 showing your cards?

13 MS. TSIMIS: Not today.

14 LEGISLATOR DRUCKER: Do you know
15 what the criteria would be for extending it?

16 MS. TSIMIS: You mean just
17 extending to think about it some more, that
18 option, or actually going forward with the
19 plaza lease?

20 LEGISLATOR DRUCKER: If you
21 decide to extend the plaza lease there's now
22 going to be another term that we have to wait
23 until that is expired.

24 MS. TSIMIS: I think it's worth
25 noting, and the Blumenfeld Group can speak to

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2 this themselves because they're going to
3 present in a little while, there's some
4 question as to whether the plaza lease alone,
5 those 11 acres, are worth developing on their
6 own. What we are looking at is how to handle
7 the next step in terms of partnerships, right?
8 because you have to unlock the parking to
9 unlock the additional acreage. And does it
10 make sense to have these separate leases given
11 where we are? So that's really where we're
12 at.

13 LEGISLATOR DRUCKER: They're all
14 very worthy questions to consider absolutely.
15 But I'm just concerned about the time line.

16 MS. TSIMIS: We are as well. We
17 want to move.

18 LEGISLATOR DRUCKER: Thank you.

19 LEGISLATOR NICOLELLO: Legislator
20 Lafazan.

21 LEGISLATOR LAFAZAN: Thank you
22 Presiding Officer and thank you Ms. Tsimis and
23 members of the advisory committee for both
24 your commitment and your service to the area.

25 I was heartened to see a 20 percent

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2 next generation housing number mentioned in
3 the your presentation. The way I see it, the
4 linchpin of any Hub revitalization plan will
5 be young people breathing life into the area.
6 And being the resident millennial of this body,
7 I wanted to speak briefly about its importance
8 before asking for a few answers.

9 I'm 24 years old, and quite frankly
10 I'm sick and tired of seeing my friends leave
11 Long Island. In the past year alone I've had
12 two of my best friends from high school leave
13 for New York City. I've had a friend leave
14 for South Carolina. I've had a friend leave
15 for Florida and I've had a friend leave for
16 Texas. There is consistent talk about the
17 need keep to keep our millennials here. But
18 the true urgency to retain our next generation
19 must in fact replace talk. I want to take a
20 moment to articulate my commitment to this
21 principle regardless of which plan is
22 eventually given the green light to move
23 forward.

24 The building blocks of successfully
25 keeping our next generation in Nassau are

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2 right here in front of us. That is because
3 any region's most precious asset is its human
4 capital. And in Nassau our human capital is
5 our world class public school system. We have
6 dozens of the country's top performing schools
7 with national ranked students in science and
8 technology and music and research. So, in a
9 perfect world any company would look at this
10 region with massive upside.

11 But our graduates are leaving and
12 they are leaving in droves. That
13 categorically scares both investment and
14 companies away. It's not rocket science why
15 they're leaving. They want a place to stay,
16 they want a place to play and they want a
17 place to work. Often times we fail on all
18 three fronts.

19 My question is, am I the first
20 millennial this advisory committee has engaged
21 in the process? And if not, what is this
22 advisory committee's plan to directly engage
23 millennials? How are you approaching seeking
24 out these young people as plans are still
25 being developed?

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2 Lastly, I truly would have loved to
3 see more, if any, young people and next
4 generation reps on this advisory committee.
5 Thank you for your time.

6 MS. TSIMIS: Thank you. We
7 appreciate the comments that you're making
8 about millennial housing. As you know, the
9 county executive is very anxious to see
10 housing of all types and the millennials are
11 absolutely a critical part of it. We have
12 been talking about that exact issue with our
13 staff. We do have some young people on our
14 staff. Even though I'm not myself a
15 millennial. I think it's a very interesting
16 point and we will take it to heart.

17 LEGISLATOR LAFAZAN: Thank you.

18 LEGISLATOR NICOLELLO: One
19 follow-up question I had was, I believe that
20 the development of the plaza was intended to
21 be complimentary to the Coliseum property
22 itself. So, if you move away from that
23 concept is there any implications for the
24 lease itself or for the lease of the
25 Coliseum?

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2 MS. TSIMIS: That's actually an
3 interesting question because from what we
4 understand the Coliseum management operator
5 right now is actually using the space in front
6 of the Coliseum for activities and would like
7 to do more of that. I think in the Blumenfeld
8 plan there's some call, I only saw it briefly,
9 some possible green spaces. So I do think
10 obviously development around the Coliseum must
11 compliment it. It needs to make sense and
12 it's something that we're looking at. To your
13 point about the plaza lease I think will go
14 either way.

15 LEGISLATOR NICOLELLO: Just one
16 more from myself which is that after the FTA
17 study was released or the study that was
18 financed by the FTA was released mayor of
19 Mineola said it's funny that they came up with
20 the connection to the Mineola train station
21 and never really talked to us. There's a lot
22 going on there. Third track. As Mr. Salley
23 mentioned, transit oriented development. A
24 ton of things going on. All positive. If
25 we're looking at that as a realistic option to

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2 connection to the Hub somebody should reach
3 out to the elected officials.

4 Do you have a follow-up
5 Mr. Muscarella?

6 LEGISLATOR MUSCARELLA: Very
7 quickly. I want to go back to the \$85 million
8 and the transformational use. I think you
9 were asked whether of not there was any
10 definition for the transformational use and
11 then whether there were things that weren't.
12 Is it fair to say that some kind of an
13 innovation or technology focus would be more
14 conducive to being considered transformational
15 than strictly retail use there?

16 MS. TSIMIS: I think that's a
17 fair statement.

18 LEGISLATOR NICOLELLO: Legislator
19 Rhoads.

20 LEGISLATOR RHOADS: Thank you Mr.
21 Presiding Officer. I know you indicated
22 earlier that we actually have a couple of
23 organizations that are here to make
24 presentations at this point.

25 MS. TSIMIS: That's what I

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2 understood. There's a number of stakeholders
3 here.

4 LEGISLATOR RHOADS: As of right
5 now for the 11 acre plaza lease I know there's
6 an indication that I guess Blumenfeld
7 Development Group is one of the potential
8 presenters. Can we hear from them as to what
9 their plan is for development?

10 LEGISLATOR NICOLELLO: Soon as
11 you stop talking.

12 LEGISLATOR RHOADS: I'm done.
13 Thank you.

14 LEGISLATOR NICOLELLO: I take it
15 you're done? Thank you very much for your
16 presentation. I think Mr. Rhoads would you
17 like to invite up the Blumenfeld Group?

18 LEGISLATOR RHOADS: If the
19 Blumenfeld Group. Thank you Presiding
20 Officer. Please step up and if you wouldn't
21 mind introducing yourself.

22 MR. E. BLUMENFELD: Ed
23 Blumenfeld. I'm the founder of Blumenfeld
24 Development Group. I would like to thank the
25 chairman and all the legislators for allowing

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2 to us come and make our presentation. I had a
3 very short brief introduction to introduce my
4 team but if you will indulge an old man I
5 would like to clear up a few things that were
6 said before me. And in the spirit of what the
7 chairman said, we're going to keep it
8 transparent and we're not going to keep
9 anybody's legal rights.

10 We were a part of the original
11 approval with the Forest City Ratner Group.
12 It was released by the then county executive
13 Mangano. We were part of the requirement to
14 be a part of it for him to get it and we had a
15 joint venture and that wound up in litigation
16 as you all know.

17 The deadline of May 21st is a
18 result of that litigation. It was postponed
19 because they claimed that they couldn't do
20 anything to develop the plaza lease and, in
21 fact, this segregation of the plaza lease from
22 the overall was because of the litigation.
23 And in conjunction with the then
24 administration they went ahead and they
25 devised this plan of this plaza lease. But we

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2 were a partner of the whole development at
3 that time.

4 I just want to make it clear, we
5 settled with Forest City our dispute on
6 February I think it was 15th. Somehow I
7 remember getting a rose from Bruce. We
8 notified the county administration, Josh,
9 immediately that day. It took until April
10 17th I believe to get a response. It was a
11 back and forth experience. And obviously
12 we're now in May with two weeks. As the
13 councilman said, we have two weeks to go.
14 Short notice. But I think that might play
15 into why it was done.

16 Keep in mind that the extensions
17 were done because they said they couldn't do
18 anything, when in fact we never stopped them
19 from doing anything. In fact, we encouraged
20 our original plan. The original master plan
21 that was approved was done by our office. It
22 was then substituted in the block head name.
23 We were taken off when the lawsuit started and
24 it was then submitted and approved by the Town
25 of Hempstead and also approved by the county.

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2 The original zoning at the Town of
3 Hempstead -- my sons will go into this --
4 included 500 units. The county wanted no
5 residential. That was a mandate of the
6 original RFP and we lived with that.

7 We are going to make a presentation
8 tonight. My son David, my son Brad and Dr.
9 Mark Rosentraub, who is from the University of
10 Michigan Sports Center of Management. And
11 what they do is planning for districts around
12 entertainment venues. Whether it be a
13 ballpark or coliseum venue. I will get to
14 that in a minute.

15 I want to make one last comment
16 about myself. I have been in business on Long
17 Island for 40 years. I have been in
18 development business for 50 years. I dare say
19 I have more experience than anyone that has
20 been up and testified or works for the
21 county. I have done it with my money. And I
22 have done transformative projects, which we
23 will get into. The definition of
24 transformatable in my estimation is something
25 that changes the character of the community

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2 that you're in.

3 The other thing that I want to
4 emphasize is everything that we have built,
5 with the exception of a handful of projects in
6 50 years, we still own. We become a part of
7 the community that we go into. And the reason
8 for that is we are investing a lot of money
9 and we are being a part of that community. We
10 don't want that community to fail. Some of
11 you have experienced our involvement in your
12 communities or attempt to be in your community
13 and we stick to that mantra. We are a
14 generational firm. A family-owned firm. Some
15 not blood but family.

16 I now turn it over to my son
17 David. Thank you.

18 MR. D. BLUMENFELD: Thank you
19 everybody for having us. Legislative chairman
20 thank you.

21 A quick overview of our company
22 just to get you going. A map in front of you
23 sort of describes where our projects are. You
24 can see the majority of them are in Nassau
25 County surrounding the star, which is the

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2 Hub. It's projects we own and continue to own
3 and then some projects in the city and
4 Connecticut and New Jersey as well.

5 A little bit about our portfolio in
6 talking about transformative projects. We
7 keep hearing the word transformative. What is
8 transformative? We have transformed small
9 projects and we have transformed areas with
10 bigger projects. The project you see up here
11 in Syosset was an old manufacturing defense
12 contractor. We put our corporate offices
13 there. We put a ball field there. But then
14 we also brought Lifetime Fitness there. The
15 first Lifetime Fitness on Long Island.
16 Smaller project.

17 The next project you will see is in
18 East Harlem. This was an abandoned wire
19 factory. It sat fallow for 20 years. We came
20 in. We had this idea where we believed that
21 we can create jobs. Create investment.
22 Change the neighborhood. We built 485,000
23 feet of retail with structured parking next to
24 it Costco and Target. The first full two
25 Costcos and Targets in Manhattan. The

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2 transformation of the community around this
3 project has never been seen in East Harlem in
4 hundreds of years of being there.

5 Another project, same again in East
6 Harlem because we believed in the community we
7 are in, we continue to build. The lower
8 building, the silver building at the bottom
9 was a spec office building we built on 125th
10 Street between Third and Lexington back in
11 1990. We knew the time would come where the
12 area would transform and we would want to
13 build residential. The black building you see
14 on top is the building we are currently in the
15 process of building. It's a luxury with 20
16 percent affordable mixed use building, rental
17 building in East Harlem.

18 Going back into the 1980s, we took
19 an old abandoned watch factory in Astoria,
20 Queens, converted it into a 500,000 foot
21 office building. We have had British Airways
22 world headquarters there. Tiffany. We've had
23 federal air marshals. A bunch of the
24 airlines. Again, economic activity.
25 Different versions of transformative but all

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2 transformative. All something that created
3 jobs in the community they were in.

4 Picture of the interior of the
5 Bulova building.

6 Then of course a project you all
7 know and we will touch on the end of it, we've
8 transformed Deer Park. Deer Park lacked a
9 downtown. We took a vacant abandoned
10 industrial building, another defense
11 contractor, and we converted it. But I have a
12 little bit more on that later on.

13 Now to the Coliseum area district.
14 We talked about the area. It's important to
15 know, and somebody mentioned it before, that
16 there's a lot of retail. The Gallery is
17 there. The Source is there. Roosevelt Field
18 is there. Old Country Road is there. We
19 can't just do retail. I don't want anyone to
20 think -- I know there's been talk about our
21 project having been retail -- the retail we're
22 talking about is not the retail you currently
23 see in those areas. What we are looking to do
24 is change the area. Continue to thrive off of
25 Museum Row and also the Coliseum and the

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2 entertainment that comes to the Coliseum as it
3 exists today.

4 Our plan. This is the approved
5 site plan. This conforms with the zoning.
6 Has the roads that was talked about before.
7 Is the proper square footage. And our plan
8 all conforms to this master plan that was
9 approved in the Town of Hempstead.

10 Here's the Coliseum site as it sits
11 today. We all understand that the plaza lease
12 that was shown before, I don't have a picture
13 of it because the road that they showed went
14 through the plaza lease. The plaza has been
15 turned into a plaza now where sports and
16 events occur. We would have to move the plaza
17 lease. But we don't believe you can look at
18 this in piecemeal, and I will explain to you
19 why.

20 Here is Section 54 of the lease
21 with Onexim or Brooklyn Sports and
22 Entertainment. There's a few key points to
23 this. First point is that the tenant may
24 cooperate with the landlord and develop the
25 balance of the site.

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2 The second point is, any party that
3 desires to do so would have to give notice to
4 the other and do so. Which is what we would
5 plan to do.

6 Here are the important points.

7 Someone asked before does Onexim or
8 the Coliseum have control over the site? They
9 don't have control but they have controls over
10 the site. In the extent that the development
11 needs to be complimentary or compatible with
12 the operation of the Coliseum. There shall be
13 no material adverse impact on the tenant's
14 use. The tenant meaning the Coliseum. And it
15 cannot hurt the fair market value of the
16 Coliseum. The Coliseum is very important in
17 this in that they need to sort of agree to
18 where or what is going to be developed there.

19 The last part is it needs to be
20 operated in a manner that will not conflict or
21 adverse in any material respect to the
22 Coliseum. Again, it's important, when this
23 plan was originally devised we were doing
24 everything at once. Now the Coliseum is in
25 operation. The Islanders are playing 12 games

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2 there this year, 20 games the year after and I
3 believe another 20 the year after. We can't
4 just start developing. We need to build
5 parking structures both for protecting the
6 operation of the Coliseum. And then even when
7 we're done the parking structures need to
8 function. That people coming to events at the
9 Coliseum get in and out freely without
10 creating backup in traffic.

11 The Coliseum owners, Onexim, are
12 looking for partnership or plans that will
13 compliment them. That will bring people to
14 the Coliseum early and keep them there later
15 and be entertain and be like a venue.

16 Now I would like to bring up Mark
17 Rosentraub from the University of Michigan
18 Sport and Policy and he'll walk you through
19 some of the things we're talking about.

20 MR. ROSENTRUB: David thank you
21 very much and it's great to be back to discuss
22 the district concept. We did that about five
23 years ago, but it's important to get back to
24 it. I'm joined tonight by two members of the
25 Center of Sport and Policy, both, by the way,

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2 millenials. McKenzie Zomlock and Sierra Banar
3 are here and have helped me with a lot of the
4 different aspects that we're going to talk
5 about.

6 First of all, give you a little bit
7 of background about myself before we get into
8 some of the points that I want to share with
9 you tonight. The last 30 to 40 years I've
10 been involved in mixed use real estate
11 development around sport venues. Sometimes on
12 behalf of cities, sometimes on behalf of
13 teams. Whether we are working on projects
14 representing the public sector or the private
15 sector the answer is really basically the
16 same.

17 As was discussed early on, every
18 community faces the challenge of retaining
19 millenials. Our goal in all of these projects
20 is to effectively accomplish that aspect of
21 it.

22 I want to describe for you some of
23 the projects that I have been involved in
24 which I think relate directly to the questions
25 that face you in terms of the Nassau Hub.

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2 For a number of years I represented
3 the city of Edmonton in Alberta and in
4 negotiations to not only retain and build a
5 new venue for the Edmonton Oilers, but also to
6 build an entire new arena district called the
7 Ice District in downtown. That was again a
8 project that was to deal with the attraction
9 and retention of millenials. It's the home of
10 the province's leading university. But a lot
11 of the graduates were leaving to either go to
12 Toronto or Vancouver. That project is
13 finished, it's opened and created thousands of
14 jobs and transformed sections of downtown
15 Edmonton.

16 At the same time now we're working
17 with the city of Calgary through one of the
18 land corporations in their negotiations with
19 the Calgary Flames. Again, to build a new
20 arena and help build a downtown district.

21 For more than ten years working
22 with two different mayors I also was involved
23 in all of the redevelopment of downtown
24 Indianapolis. Which was a massive
25 transformation, which includes multiple sports

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2 facilities, including, by the way, not only
3 building the first arena but then the
4 replacement of that arena with what is now
5 Bakers Life Field House.

6 In each instance, again, that was
7 working with two different mayors, was to make
8 sure that Indianapolis would effectively
9 retain and attract millenials.

10 In Cleveland I was actually
11 commissioner of Gateway. Gateway is the
12 district that is the home for the Cleveland
13 Indians and the Cleveland Cavaliers and we
14 dealt with both building and maintaining the
15 facility and then making sure the facilities
16 were partners with two other corporations in
17 revitalizing downtown.

18 I'm going to talk a little bit
19 later on today about the two projects that we
20 want to highlight, which is Green Bay Title
21 Town is open. We conceptualized that and
22 dealt with its development and we will focus
23 on Detroit and its area.

24 Why sports and entertainment?
25 Basically sport and live entertainment is in

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2 fact the magnet. But the real question when
3 you're dealing with the magnet is -- and the
4 question I always challenge my students to
5 think about, if I could promise you 600,000,
6 700,000, 800,000 visits to specific geographic
7 coordinates how would you utilize that crowd
8 to develop real estate that creates a district
9 that people want to live, work and play?
10 That's what we call place making. We have the
11 magnet. The question is how do you utilize
12 it?

13 What we try to get away from is
14 what we call the bubble effect. What we mean
15 by the bubble effect is effectively you have
16 an asset. People come in. They go out. But
17 they don't stay. It's a tourist bubble. The
18 academic literature has talked about and
19 planning literature has advised the one thing
20 we have to focus is to ensure that we don't
21 create bubbles. We have to create places that
22 people want to stay, live, work and play. We
23 want to create the 24-7 experience. That is
24 essentially how you counteract the bubble
25 effect.

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2 So what do you do in these district
3 that makes it work? There are six different
4 pieces. Different districts go different
5 ways. But there's essentially the starting
6 point, sports and entertainment. When you
7 think about sport and entertainment, and I
8 know this is going to come up a lot, please
9 always remember that the sport tenant might
10 give you 45 dates. If you have two of them it
11 gives you 90 dates. That doesn't make a
12 successful arena. You basically need a focus
13 on between 150 to 200. I don't want people to
14 get mesmerized well, if we don't have a team
15 the arena can't be successful. Actually one
16 of the most successful arenas does not have
17 any major league tenant. That's the Spring
18 Center in Kansas City. They are home to many
19 minor league facilities. They also host a
20 large number of NCAA events.

21 The goal is you can't make an arena
22 successful with just professional sport. So
23 that the overall plan about sport and
24 entertainment gets involved in how do we
25 essentially fill the arena? Rule of thumb is

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2 I try to tell my students 125 to 150 is what
3 makes it possible. If you're building a much
4 more elaborate arena you're going to be up to
5 250 to 275 events to make it work.

6 Next comes experiential retail.
7 David underscored this and please remember
8 these districts that have been successful, and
9 I've been doing it more than I would like to
10 confess, it's experiential retail. You don't
11 go into competition with shopping malls. We
12 don't do that any place that I have been
13 involved. We'll get into and there will be
14 some examples later on about what creates
15 experiential retail.

16 Innovation and technology. That's
17 the firms we are attracting. But the key
18 is -- and we'll give some examples -- they
19 get attracted to places that are what we call
20 place made. If you do it well, if you create
21 the use of real estate around it that attracts
22 and retains the visitors the companies come.
23 We will talk about some issues.

24 Hospitalities, successful in some
25 areas. Public spaces, residential. You see

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2 those opportunities.

3 Let's switch now to lessons
4 learned. What you don't want to do. Those
5 two examples that I want to point out, there
6 are more, but Arlington Texas some of you know
7 is the home of AT&T Stadium. The home of the
8 Dallas Cowboys. Also the home of the Texas
9 Rangers. You see in the pictures Globe Life
10 Park. And then just beyond the freeway is
11 also Six Flags. Arlington calls this its
12 entertainment district but you can see from
13 the picture there's nothing going on around
14 the district.

15 In 2015 the voters of Arlington
16 were asked to invest \$500 million in a new
17 ballpark to replace the new ballpark that was
18 new in 1994. And in exchange, the city of
19 Arlington pledged itself that it would finally
20 create a sports, entertainment district.
21 There are no publicly available plans yet but
22 that is anticipated.

23 Here's where I want you to direct
24 your attention to the scoreboard at the
25 bottom. And we're going to go through this in

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2 each of them. So happened with all of these
3 sports facilities, and you can see what
4 happened in the area of Arlington, where the
5 percentage dropped in terms of population, and
6 you see the rather modest increase in jobs.
7 Of course 2,000 jobs might seem like a lot.
8 This is one of the fastest growing regions in
9 the United States. 2,000 is actually
10 performing less well than the rest of the
11 area.

12 From there, stay in the Sun Belt,
13 Jacksonville, Florida. Their sports district,
14 believe it or not, goes back to the 1920s and
15 the building of the first Gator Bowl. Now, of
16 course, at the bottom you'll see it's called
17 Ever Bank Field. That's the home of the
18 Jacksonville Jaguars and the Gator Bowl.
19 You'll notice they also built a minor league
20 facility. They have the practice facility for
21 the football teams. There's also an arena.
22 There's even an amphitheater on the water but
23 what you won't notice is any development
24 around it. In 2017 the mayor has finally put
25 forward a vision that we would like to create

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2 a sports and entertainment district. If you
3 look at the scoreboard to the bottom left you
4 can see what's happened there.

5 Over the decades, depending on
6 which way you want to call it, you can go back
7 to the 1920s, they've created 40 jobs in this
8 area. And you can see all of the other
9 aspects that have not occurred because they
10 didn't take advantage. They get the visits
11 but they only have bubbles.

12 Now let's take a look at lessons
13 learned and you will begin to see some
14 similarities to the opportunities that exist
15 in the Hub.

16 This is San Diego, California. I
17 had the honor to work with a bunch of people
18 in building the ballpark district in San
19 Diego. Left side is what it was. Basically a
20 deteriorating section of downtown dominated by
21 warehouse properties. The triangle on the
22 right shows you exactly what it looks like.
23 We're now at the 50,000 foot level. Ground
24 level. What you see at the bottom is the
25 process that one goes through. When we put in

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2 what we call the phasing aspects of it. Where
3 we go into the experiential retail, commercial
4 properties, hotel and residential. That was
5 the process that went through. We use the
6 plus signs to show you things done at the same
7 time. And then the arrow shows you sort of
8 the second phase.

9 Now let's drill down to see what
10 the ballpark district looks like. This is
11 what it looks like in San Diego. It is an
12 example of a high density sports and
13 entertainment district. You can see all of
14 the aspects, all of the buildings around it.
15 Important for you to understand, the person
16 who owns the San Diego Padre is the same
17 person who built everything that you see in
18 that tenth district called the ballpark
19 district.

20 The bottom line is the scoreboard.
21 What did they do in terms of millenials, jobs,
22 taxes et cetera? There it is. You can see
23 it. It went up to 299 percent in terms of
24 jobs. I stopped my analysis of the district
25 when it broke \$2.87 billion in real estate

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2 development because of the fact that that was
3 six to seven times more than what we had
4 promised the public sector we would do. There
5 is a report circulating that has the assessed
6 valuations of the ballpark district now,
7 believe it or not, \$13 billion. I haven't
8 validated that but it's an extraordinary
9 success. It shows you if you follow the
10 principles it works.

11 Next, I want to talk about
12 Columbus, Ohio. In a lot of ways this may be
13 the most important example for you. The arena
14 district in Columbus is about the same size as
15 the Hub is here. It has an arena and hockey
16 team, the Columbus Blue Jackets. It was a
17 penitentiary before it was renovated. So
18 there had to be a rebranding and entire
19 changeover of what it was going to be.

20 We go to the next picture. What I
21 want to show you is this is an example of a
22 lower scale. So there are no buildings in the
23 arena district that are higher than about five
24 stories. Columbus, very much looked at some
25 of the preferences that are here, did not want

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2 high density multiple family elements. But it
3 work extraordinary well. It's a 75 acre
4 site. That includes the arena and a minor
5 league ballpark that was also built into it.

6 You can see the bottom line
7 left-hand side that's the scoreboard and the
8 success. Started building in 2004. It is now
9 completed built out. There are no more
10 buildings. There are no more projects inside
11 of the arena district. Everything has to take
12 place outside the district. The district was
13 a tax increment financing area so it is
14 legally define. There are no more buildings.
15 No projects. If you went there today it
16 exists as a totally new neighborhood for
17 millenials in downtown Columbus connected to
18 two of three of the neighborhoods.

19 Another one I'd like to bring
20 attention to is Los Angeles. Some people say
21 you can't really look at Los Angeles because
22 it's so big. In that case I represented the
23 mayor's office. There was a large debate as
24 to whether or not Los Angeles actually should
25 redevelop downtown LA. By its size, now we

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2 call the polycentric nature of Los Angeles, it
3 actually has two other functioning downtowns.
4 Some would argue it has three downtowns in
5 addition to the old downtown.

6 So there was a political
7 constituency that argued let's just leave
8 downtown as the government center and not
9 develop it. The mayor comes in. He wanted a
10 very different vision. I was recruited to the
11 team. The project that was built was
12 essentially what you know as Staples Center
13 and LA Live. Again that was anchored by first
14 the Kings and the Lakers. The Clippers then
15 joined in. You see on the bottom the process
16 that was taking place in terms of the phasing.

17 But now let's get to the scoreboard
18 on the bottom line. What did they do in LA
19 when LA had three other downtowns and it had a
20 bad image of the old downtown? Number of jobs
21 12,000 grew. More importantly, right now more
22 than 50,000 people live around Staples Center
23 and LA Live in other areas that were developed
24 once the magnet was built and they created the
25 kind of space and you see what happens in

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2 terms of downtown.

3 Public plaza. It is a larger scale
4 of development than maybe you would be
5 interested in doing. But it rebranded an
6 entire downtown area that today is very
7 different from the time I was a graduate
8 student at the University of Southern
9 California.

10 So let's get to the vision for
11 Nassau and successful development begins with
12 places, people, easy going. I want to talk to
13 you about two issues because it gets to the
14 heart of millennial recruitment. For the last
15 seven years I have been deeply involved in
16 district Detroit. We built an entire new
17 district, city block areas, anchored of course
18 by Little Cesar's Arena, which is the home to
19 at first it was the Detroit Red Wings and then
20 the Detroit Pistons decided to move down to
21 the arena also. The district connects
22 downtown and midtown.

23 Show you what was envisioned, then
24 I want to show you what happened by accident.
25 What you're seeing in these pictures what's

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2 been envisioned and what's been built. It all
3 exists. By the way the team opened up play
4 this year.

5 But I want to show you this picture
6 because it's brand new. This area became so
7 successful by the building and the plan and
8 the vision that Google called the Red Wings.
9 This was not a call made by trying to get
10 somebody to come downtown. Google decided
11 they wanted to be part of this project. One
12 of the funny things about it, in those
13 buildings that are built adjoining the arena
14 were actually supposed to be the home of
15 Olympia Entertainment, one of the companies
16 owned by the same individual who owns the Red
17 Wings.

18 Google said they wanted the space.
19 Olympia moved to another building. So we
20 brought in a high technology firm. But the
21 point is they came because the arena was
22 built. Not because somebody called them or
23 offered them anything. They came.

24 Now I want to take you to another
25 one which has been a real pride and joy for

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2 me. It's been about seven, eight years ago.
3 I was asked to join the Green Bay Packers
4 planning effort. By the way, they were being
5 pitched a retail center to build adjoining
6 Lambeau Field because they had seen something
7 work very well for the New England Patriots.
8 Convinced that that was the last thing they
9 wanted to do, that traditional retail will
10 never work again. What we needed to do was to
11 build an extraordinary public space outside.
12 Basically what I tried to tell them what we
13 needed to build was Rockefeller Center and we
14 would surround it with experiential retail,
15 commercial and residential.

16 Title Town opened last April. It
17 began with the region's best restaurant.
18 Moving there Brewery and Restaurant Interland
19 to Lambeau Field. What is now called Title
20 Town. Beeline Health moved they're sports
21 medicine practice right to Title Town.
22 They're there. We also had a five star
23 hotel. Low scale, three stories. Large
24 Kohler. That's the Kohler family of the
25 plumbing aspect. Then you see in action the

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2 public space that we have.

3 What I wanted to bring to your
4 attention is this last slide that I will talk
5 to you about is that the success of Title Town
6 prompted a call from Microsoft that they
7 wanted to partner with the Packers and create
8 Title Town Tech. That building that you see
9 in this depiction is under construction right
10 now. That will be the home of the new
11 technology partnership between the Green Bay
12 Packers and Microsoft. Another example of
13 where they effectively called the Packers.
14 Now the Packers have a good brand, but it was
15 the space that we created that attracted
16 people.

17 Take a look at the quote by Ed
18 Policy, at that time the president and chief
19 counsel. They wanted to build the millennial
20 structure to make Green Bay survive. We're on
21 that path and now I'll turn it over to Dave.

22 MR. D. BLUMENFELD: Thank you
23 Mark. We took Mark's advice but we also have
24 heard that the county brought in Rausch and
25 Rausch generously did a study for this site.

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2 We wanted to look at those things and
3 incorporate the good but also realize the
4 differences. Rausch's study called for mix of
5 uses, offices, experiential retail multifamily
6 and hospitality. Sounds similar. We had that
7 in our plan. It had called for amenities.
8 Amenities that would support the Coliseum.
9 Again, we have that in our plan.

10 It called for public transportation
11 by the public sector, which has all been
12 talked about tonight, which we plan to include
13 in our plan.

14 A vibrant neighborhood. We have a
15 vibrant neighborhood or we will create a
16 vibrant neighborhood. We will get to that in
17 a second when I show you the plan. And it
18 will create a 24-7 community.

19 The concerns we had is there were
20 differences. The difference are, it ignores
21 the need to develop the support of the
22 Coliseum as required by Section 54. Its case
23 studies, our plan deals with that, its case
24 studies were all based on properties that were
25 200 to 740 acres. We don't have 200 acres

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2 plus. We have 77 acres. Our plan
3 accommodates for 77 acres. It proposes 7.1
4 million square feet of space. Our plan
5 conforms to the town zoning code. Our portion
6 of the site is about two and a half million
7 feet. The balance is on the Marriott site.
8 We conform with that.

9 Positive changes. Again,
10 residential types, public realm, hospitality,
11 retail, all incorporated in our plan. All in
12 the Rausch report. All we think is positive.
13 We put it all in our plan.

14 We should learn lessons as Mark
15 described. The last time we talked about 7.1
16 million square feet was in 2006 and we are in
17 the same place we are today as we were back in
18 2006. I don't think we should do that again.

19 I'm going to borrow a phrase from
20 Albert Einstein. Insanity is defined as doing
21 the same thing over and over again and
22 expecting a different result. 2004 we talked
23 about this. 2007 we talked about this. 2013
24 we talked about this. All requesting new
25 RFPs. We understand today there was a call

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2 for a new RFP. We will be talking about this
3 again in ten years if we go through a new RFP
4 process.

5 Biotech and tech, as Mark said,
6 doesn't just fall out of the skies. You
7 either create a place maker space for it and
8 it attracts the tenants. Or as they do in New
9 York City, which has a place maker on its own,
10 invest \$650 million over the last several
11 years just trying to get tech companies to go
12 there. I don't think the county has that kind
13 of money to attract tenants.

14 Therefore, we have to focus on the
15 place maker and creating the space and the
16 activity to keep the millenials in order to
17 create the jobs that these people want to go
18 to be here to employ them.

19 Creating the district. Next
20 slide. Again, back to the entertainment,
21 retail experience, restaurants, housing,
22 multifamily, office. Having access,
23 connectivity, walkability, open space and
24 being dynamic.

25 Here's some pictures of projects

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2 we've pulled to give you an idea of what we're
3 looking at with public spaces. Pretty
4 buildings. And then we have our conceptual
5 plan. We've given you in this thing three
6 conceptual plans. There's the first one. The
7 first one below the Coliseum at the bottom of
8 the page a rec building. We will explain to
9 you what the uses would be there.

10 To the left of that is Sloan
11 Kettering. To the left of that is the biotech
12 tech campus that will be housed. On top of
13 that is Top Golf on top of a parking
14 structure. We can walk through that.
15 Residential above that and more racket sport
16 after that.

17 Plan two just to show some
18 flexibility. We got rid of one of the rec
19 buildings and expanded the tech and the
20 biotech and basically kept the plan the same.

21 Then the last plan is we've
22 recently been contacted by another sports
23 operator who is interested in possibly a minor
24 league baseball stadium here. We fit that
25 into the plan. We moved the residential

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2 around. We've kept though, as you see, the
3 plaza, the experiential retail around the
4 plaza the Top Golf and the sports recreation
5 uses all on-site, because those are important
6 to attract the tech and biotech later.

7 Starting phasing the plan and
8 adhering to Section 54 of the lease and not
9 disrupting the operations of the Coliseum.

10 We would look probably at Top Gold
11 to bring in. We've been talking with them for
12 several years now. They have expressed
13 interest back five years ago. They're still
14 interested today. This is a creative way and
15 innovative way to create retail, innovative
16 attractive space without giving up parking.

17 Here's some pictures of Top Golf.
18 Someone asked a question about revenue. Top
19 Golf on its own generates \$40 million of
20 revenue which translates to sales tax. They
21 have 100 full-time employees and 400 total
22 jobs. They're retail jobs, we understand
23 that, but this is an attraction to bring
24 people to the site.

25 The way we would accommodate Top

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2 Golf is you see up here is we would build a
3 parking structure and the Top Golf would go on
4 top of it. Thereby not losing any land and
5 accommodating more parking than what we need
6 for Top Golf so that we can phase in something
7 else after when we take away another piece of
8 land.

9 The recreational use. This piece
10 of the plan moved around the site in different
11 variations but it's all the same. It's a
12 recreation use. Examples of recreation uses.
13 Chelsea Piers up in Stamford, Connecticut.
14 Revenue up \$40 million plus a year. Even
15 higher. Tennis, golf, skating, gym, all kids,
16 all attractions. All millennial based.
17 Everybody likes to go to Chelsea Piers. It's
18 a fun, entertainment environment.

19 E-sports. We've looked at those in
20 E-sports. I don't know if a lot of you are
21 familiar with E-Sports. I find it a little
22 odd to watch kids sit around to watch each
23 other play video games but they have turned it
24 into a sport. They build stadiums now. It
25 happens. A bunch of kids sit around and they

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2 all compete with each other and there's fans
3 and teams. A team was just purchased in
4 New York for \$20 million. So there's a real
5 viable sport there.

6 Indoor go carting, racing. All
7 entertainment. We're not talking about Gap.
8 Not talking about Old Navy. Talking about
9 experiential retail and how we can bring
10 people in.

11 Indoor sky diving, skating rink,
12 Legoland, restaurants, comedy clubs, escape
13 rooms. Things like that. Everybody on here
14 is a tenant we've talked to. Rock and Brews,
15 just for example, we'll call it a homegrown
16 because Gene Simmons of Kiss owns the brand.
17 It's a Hard Rock cafe beer garden sort of
18 mix. There's concerts. It's a small concert
19 venue. They perform the opening act every
20 time they open up a store. We actually
21 acquired the rights to open one up at the
22 Coliseum site.

23 I give you some renderings. This
24 is the plaza space. These are some old
25 renderings from the plan from the previous

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2 time. Since then we have opened up the plaza
3 a little bit more. But this shows you the
4 green space. Activate the green space. Maybe
5 have sports on the green space. Obviously
6 have events but keep it all active. And just
7 to give you some idea of various looks of what
8 it could look like.

9 We take out some of the buildings.
10 Be a little less dense because we want to open
11 it up and keep it open to the Marriott.

12 Finally, the last phases. After we
13 have created the experience and after we've
14 created the reason for tech companies to come
15 here we have two phases. Sort of
16 interchangeable. One is the yellow space. If
17 Google calls up or Microsoft calls up and says
18 this is an innovative development and we want
19 to be there or any of those people that's what
20 we would do. We would fit them in the space.
21 Again, all it needs to be phased and not upset
22 the operation of the Coliseum.

23 In the pink area is housing. We
24 have a 500 unit housing limit. We plan to
25 stick within the zoning. We don't want to go

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2 back and rezone. We don't want to set this
3 project back another ten years. So we're
4 going to stay within the project zone and
5 we're going to build housing. Affordable
6 component to that housing keep millenials.
7 Probably mostly rentals. If you have
8 experiential retail on this site millenials
9 will want to rent and be in this
10 neighborhood.

11 Some pictures and some ideas of
12 what this would look like. Transit. People
13 walking. People working. Big coworking
14 spaces. Green space, buildings, outdoor
15 space, all could be here. It's like there's
16 no limit as to what could be incorporated into
17 this.

18 Finally, I said to you earlier
19 about a transformative project. We were in
20 Deer Park. We bought an 80 acre site. We
21 went to the town and said we're going to take
22 the big industrial building out and we're
23 going to put regular industrial buildings in
24 there. We thought about it ourselves and we
25 said no, you know what? Deer Park lacks a

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2 downtown. That is the Arches at Deer Park.
3 I'm not sure how many of you are aware of it,
4 but it's an 800,000 center. We had 20
5 community meetings to get it done. It was the
6 first new mall in 20 years. It took 18 months
7 to go through the approval zoning you and we
8 built the project out in 20 months.

9 We have 12 million visitors going
10 to that center. Somebody asked about
11 tourists. 12 million people, they're not all
12 from Long Island, but there's 12 million
13 people going there every year. It generates
14 revenue side \$20 million a year to Suffolk
15 County in sales tax revenue. That's a big
16 number. It became Deer Park's downtown. It
17 was transformative. Different type of
18 transformative but transformative.

19 We originally said we wanted to put
20 housing on the second level of it. The town
21 at the time said no. The day of the opening,
22 at the time Steve Bellone was the town
23 supervisor, he said can we still put the
24 residential in? Unfortunately we couldn't but
25 it would be nice if it was there now.

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2 Just to show you how it transformed
3 and what it was created into. Show you some
4 of the walkways. These were taken at night
5 right when the project was finished. There
6 are no people in it. Trust me, if anybody has
7 been there on any day you would know it's very
8 crowded.

9 MR. E. BLUMENFELD: When we came
10 up with the idea one of the things we wanted
11 to do is get people to come to the thing
12 without cars. Come to the center without
13 cars. We worked with the Long Island
14 Railroad, whose president at the time is now
15 the deputy county executive, and we generated
16 a ride share program. And we had 3,000 people
17 a month coming out on the railroad to shop and
18 we would shuttle bus them from the station
19 back to the center and the center back to the
20 railroad station. That was I think the first
21 time Long Island experienced operations of
22 people coming out by train from the city or
23 the boroughs and going back to shop.

24 So, that opportunity could be, when
25 we get into this project, happen here. It

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2 happened at the district that we want to
3 create. Sorry to interrupt. I thought it was
4 important.

5 MR. D. BLUMENFELD: So finally
6 BDG has an advantage. What are the
7 advantages? We are the successor in the plaza
8 lease. We were also a partner in the Coliseum
9 lease. We've shared our vision. We signed a
10 joint pursuit agreement with Onexim to pursue
11 this development as a whole and work with them
12 within the parameters of that lease. We
13 comply with the Town of Hempstead zoning.
14 Which is super important. We are supported by
15 the Town of Hempstead. They like this plan.
16 They think it's a good plan. We'll let them
17 speak for themselves. We respected the Rausch
18 report. We pointed out some of its
19 inconsistencies. It's a flexible plan. It
20 will move a little bit as the market changes.

21 The idea is to get an anchor, to
22 create that reason to come here and we think
23 we can do that. There's an immediate economic
24 benefit to the county. We're local. We've
25 been here for 50 years. We want to be here

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2 for 50 more at least. We are committed to
3 aligning all the stakeholders. And the most
4 important thing is we're ready to start. We
5 have tenants. The same tenants we had
6 before. Under the approved site plan we could
7 start right away. Thank you for your time.

8 LEGISLATOR NICOLELLO: Thank you
9 very much for the presentation and for the
10 information, the background in terms of these
11 types of developments throughout the country
12 and what you would like to do here. I would
13 like to ask Legislator Rhoads.

14 LEGISLATOR RHOADS: Thank you Mr.
15 Presiding Officer. I appreciate it.

16 Mr. Blumenfeld, am I correct in my
17 understanding, as it stands now obviously BDG
18 has the rights to the 11 acre plaza
19 development site?

20 MR. D. BLUMENFELD: Correct.

21 LEGISLATOR RHOADS: Is there any
22 interest on the part of BDG to pursuing the
23 construction of the 11 acre site separate and
24 apart from the remaining 66 acres?

25 MR. D. BLUMENFELD: The answer to

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2 that is there would be. However, right now it
3 couldn't be done. They built the plaza on
4 part of the plaza site. Onexim does not want
5 to enclose that plaza right now, and there
6 needs to be some agreements for shared parking
7 and signage and things like that. I don't
8 have the 11 acre plan, but if you look back at
9 it there is no frontage on that plan. It also
10 really sort of leaves you in limbo and leaves
11 Onexim in limbo as to what would happened to
12 the rest of the site. It's difficult to do.

13 Also I would say to you Forest City
14 tried, after our dispute with them, to just do
15 the 11 acres and there was not a lot of
16 interest in it by itself. It needs to be an
17 innovative, dynamic project.

18 LEGISLATOR RHOADS: Would it be
19 fair to say that you would agree that it has
20 to be developed as one unified -- it has to be
21 a comprehensive approach as to doing it
22 piecemeal?

23 MR. D. BLUMENFELD: For so many
24 reasons. For the traffic patterns that get
25 generated by the Coliseum itself. To not to

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2 interfere with the Coliseum. Just by the
3 restrictions in Article 54. But more
4 importantly, to be compatible with the
5 Coliseum. Mark laid out all of the reasons
6 why these districts occur and the benefits of
7 them. And I think if you separate it into
8 parcels would be a complete --

9 MR. E. BLUMENFELD: And that was
10 the intent originally. The leases were
11 bifurcated during our contentious period.
12 Yes, it should be developed all at once. To
13 think that you could do it in piecemeal the
14 way it's so structured is silly, and I will
15 bank my reputation on that.

16 LEGISLATOR RHOADS: You already
17 have an agreement or memorandum of
18 understanding or some principal arrangement
19 with Onexim?

20 MR. D. BLUMENFELD: Yes. We have
21 been meeting with them probably every other
22 week going over the plan, tweaking the plan.
23 We've met with Dimitri, who's number two at
24 Onexim. He flew in from Russia. He blessed
25 the plan and we've signed a joint pursuit

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2 agreement which is basically an agreement to
3 try to work this all out with you.

4 LEGISLATOR RHOADS: There have
5 been a couple of different versions of the
6 plan that were presented based upon presumably
7 a anchor tenants, whether or not there's going
8 to be a minor league sports facility, a
9 variety of possibilities. Am I correct in my
10 understanding that each of those possibilities
11 fall within the zoning requirements of the
12 Town of Hempstead?

13 MR. D. BLUMENFELD: Yes. The
14 minor league ball park falls within it. All
15 the retail does. Everything we showed you
16 falls within the zoning.

17 LEGISLATOR RHOADS: There's an
18 indication that the site plan itself has
19 already been approved by the Town of
20 Hempstead. Am I correct in that
21 understanding?

22 MR. D. BLUMENFELD: The town
23 approved a master plan, which basically put
24 all of the uses on the site, showed the
25 roadways and things like that. The plan

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2 always was for each phase because we were
3 involved in this process, each phase, you'd go
4 back, based upon the years, which is not
5 atypical for a big, large scale development,
6 you show a 50,000 foot box in one section and
7 a tenant comes along and says I need 80,000
8 feet. You expand that box and shrink it
9 somewhere else. It's not unusual to go do
10 minor modifications on the site plan.

11 LEGISLATOR RHOADS: What was the
12 specific plan with regard to residential
13 housing? I know you're limited to 500 units
14 per the town zoning requirements. There was a
15 brief mention of what you were planning to
16 do. Can you go into any more detail as to
17 what type of housing you're looking at?

18 MR. D. BLUMENFELD: The original
19 plan when we were with Forest City Ratner
20 doing this there was no housing because the
21 previous administration wanted no housing.
22 What we believe will come, if you want to ask
23 Mark about these types of developments is,
24 stay within the town zoning, do our 500 units
25 of rental, 20 percent affordable, stay within

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2 the zoning, stay within the guidelines.

3 Housing basically for millenials. Based on
4 the uses or anchor tenants that will be on the
5 site it will be a place for millenials.

6 LEGISLATOR RHOADS: We can
7 certainly ask Mr. Rosentraub if you would come
8 up for minute. I know that in different
9 developments that you presented to us were
10 done in different sequences between retail,
11 commercial, entertainment, residential,
12 hotel. Obviously a hotel is already
13 existing. Part of the entertainment is there
14 with the Coliseum. If you were permitted to
15 do whatever it was that you wanted to do on
16 this 77 acre site, excluding the Coliseum
17 itself, what would be the sequence?

18 MR. ROSENTRUB: Experiential
19 retail first of all because we got to get
20 events. Our goal is 365 days a year of
21 activities. The arena will give us at it's
22 apex sport and entertainment hopefully 150
23 plus events. We've got 170 dates to fill over
24 that. We need experiential retail. We need
25 people on the site day in and day out.

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2 Because of the fact that we need to provide
3 some parking, I think the idea of building a
4 multilevel parking deck, Top Golf on the top,
5 that becomes the game definer.

6 Then one actually tries to put the
7 rest of the experiential retail aspect. We
8 try to put participatory sport in all of these
9 aspects because that's the defining aspect of
10 a neighborhood. The Chelsea Piers or let's
11 call it a community center of participatory
12 sport. Which could include the go cart
13 racing, things of this nature. But we want to
14 get people there all the time. And so we want
15 to build that kind of field house effect that
16 also has some other entertainment aspects to
17 it.

18 You then build another set of
19 retail restaurants experiences off of those
20 kinds of activities. Once you bring in this
21 number of people on a regular basis you get a
22 lot more aspects of retail. Once you get that
23 done then you can switch to residential.

24 LEGISLATOR RHOADS: I want to
25 focus on the transportation and infrastructure

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2 needs to accommodate all of this stuff. I
3 know you spoke about a parking garage
4 obviously which is supposed to have the Top
5 Golf. Is that the only parking structure
6 that's part of this plan?

7 MR. ROSENTRUB: David's better
8 to speak about that than I.

9 MR. D. BLUMENFELD: Going back to
10 what I said about traffic patterns in and out
11 on event nights, especially nights where the
12 Coliseum was sold out. A big concert. I know
13 U2 is coming in a couple of months. That
14 would fill up the parking lot. You can't
15 put -- I know this was talked about at one
16 time -- a 5,000 car parking garage in one
17 spot. That would not work.

18 If you look at our plan, and I
19 think we are trying to get back to it, there's
20 three basic parking garages. There's the one
21 under Top Golf. There's the white box just
22 below the Coliseum, which would be grade
23 parking for the Coliseum. Then there's
24 another one in the upper right-hand corner.
25 We would spread the parking out so we would

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2 spread the traffic out. The traffic can come
3 in from different streets and be more cohesive
4 when it's leaving and coming.

5 MR. ROSENTRUB: What I can tell
6 you, and again I use the arena district in
7 Columbus as an example, and this would
8 obviously have to be worked out with the town
9 to be sure they were comfortable with it, the
10 arena district also has some multitiered
11 parking garages. But on all of the first
12 levels there are experiential retail on the
13 first level. When you do that of course
14 you're going to go up a little bit higher.
15 You have to be sure everybody is comfortable
16 with that. But the point is to make sure that
17 the pedestrian level is human interaction not
18 cars. You want to get those off grade so that
19 we have more interaction space.

20 LEGISLATOR RHOADS: In terms of
21 the Top Golf parking garage, how many levels
22 of parking are you talking about?

23 MR. D. BLUMENFELD: It's two on
24 top of the current grade. So it's three
25 levels total and it's about 3,500 spots.

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2 LEGISLATOR RHOADS: You're not
3 talking about anything subterranean? Nothing
4 underground?

5 MR. D. BLUMENFELD: We would
6 probably drop the first level a little bit but
7 I don't think we want to go too deep. It's
8 more affordable. Especially because we're not
9 putting a lot of weight on top of the parking
10 structure to keep it above ground.

11 LEGISLATOR RHOADS: Other than
12 the three garages that are listed, is there
13 any surface parking. Actual ground parking?

14 MR. D. BLUMENFELD: There's
15 surface parking throughout the site. Anywhere
16 where you see sort of grass and trees we've
17 kept surface parking. It's a mix. Again, I
18 go back, you asked the question earlier about
19 doing this once or doing this in piecemeal. I
20 think that portion of it in planning the site
21 out and understanding it and how it interacts
22 with the actual Coliseum and also interacts
23 with itself is important that you need to look
24 at the whole and plan the whole out.
25 Obviously you can change pieces of it in the

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2 uses as you go or the layouts, but you need to
3 look at the whole in order to develop it
4 properly.

5 LEGISLATOR RHOADS: You have
6 spoken about the changes obviously internally
7 as part of the plan. In terms of the
8 surrounding infrastructure what are you
9 envisioning the public sector being required
10 to do in order to improve Hempstead Turnpike,
11 Earle Ovington Boulevard, Charles Lindbergh
12 Boulevard, the surrounding roadways?

13 MR. D. BLUMENFELD: I can answer
14 that part. There are requirements in the
15 master plan. You see on the plan there the
16 main entrance changes somewhat. There would
17 be added entrances around and points around.
18 We've gotten rid of the loop up on Charles
19 Lindbergh and we put a traffic light in.
20 There's a bunch of traffic lights that have to
21 be added. But there's specific requirements
22 in the master plan that we would have to
23 adhere to.

24 LEGISLATOR RHOADS: In terms of
25 mass transit, obviously we would hope not to

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2 have the expectation that everybody is driving
3 a car to get there, what's the plan for that.

4 MS. PATRASIC: Hi. My name is
5 Rafaela Patrasic. I'm the director for
6 government community affairs. Thank you for
7 the opportunity.

8 We have in our other projects
9 incorporated sort of the existing
10 infrastructure and transportation
11 infrastructure. Deer Park is a great
12 example. We worked with the county to reroute
13 buses to the site. We provided bus stops in
14 areas through the site to allow the buses to
15 come in, utilizing the existing infrastructure
16 that was already in place. Some of those
17 buses were, as I said, rerouted. But it
18 wasn't that there were additional bus routes
19 that had to be created. We just rerouted them
20 to make it more convenient so those stops
21 actually came into the center.

22 So we would be able to do that
23 here. As Ed mentioned, we did a ride share --
24 I can't remember the term -- for the LIRR.
25 Those are opportunities that do exist. We

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2 coordinated with them. And as Ed mentioned,
3 there were over 3,000 tickets sold. Which was
4 one of their most successful. I remember when
5 we were first planning it the LIRR was saying
6 just be patient. It takes time for people to
7 get accustomed to this. It was sort of one of
8 their most successful package tickets that
9 they had. As Ed mentioned, there was a
10 shuttle bus that we operated from that train
11 station to the Deer Park facility and to the
12 Arches.

13 What we ended up seeing is not only
14 did we have people coming from the city but
15 you had people on the Island, it was more of
16 an inter-Island transportation opportunity.
17 That actually was something that was an added
18 bonus. I think people hoped that it would
19 happen but weren't sure that it would happen.
20 But that convenience of the shuttle allowed
21 that to happen.

22 The other thing that was completely
23 unexpected, around the Deer Park facility is a
24 lot of industrial and there's no connection
25 from that train station to those industrial

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2 parks. We found that there were a lot of the
3 employees that would actually take the train
4 to the Deer Park train station, hop on the
5 shuttle, get off at Deer Park and then walk to
6 the buildings where they actually lived.

7 We tried to utilize the existing
8 infrastructure especially in the first phases,
9 the early phases. We do know that the county
10 is looking at bus rapid transit. I think
11 there are certain infrastructure improvements
12 in terms of the roadway in what they would
13 need to support and we can work with the
14 county to make sure those improvements are
15 built in so we can accommodate that if it
16 moves forward with the FTA. And then in the
17 future, as it evolves, we can continue to
18 incorporate various public transportation
19 improvements.

20 LEGISLATOR RHOADS: One of the
21 things I did actually take a look at in the
22 Rausch proposal was the idea that using
23 existing right of ways that they would be able
24 to create designated bus route directly to the
25 Mineola terminal. Is that something that you

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2 envision as well?

3 MS. PATRASIC: I think that was
4 actually -- and Sean I would have to defer to
5 you -- the bus rapid transit component
6 probably does incorporate that. I'm not as
7 intimately familiar with what's already
8 contemplated in terms of that loop. But that
9 is typically what BRT does.

10 LEGISLATOR RHOADS: Sean, you
11 want to speak to that for a second? Sorry to
12 call you out of turn.

13 MR. SALLEY: The current what is
14 called the initial operating system of a BRT
15 system would run from the Hempstead intermodel
16 center down through Hempstead Turnpike and up
17 into the Coliseum area and up to the Roosevelt
18 Field mall.

19 The use of railroad right of way,
20 Garden City secondary, was explored about a
21 decade ago as part of the FTA study as a part
22 of the connection to Mineola. I think it can
23 certainly be explored again as we look at
24 other alternatives to access Mineola. But the
25 current alignment in the FTA planning product

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2 does not utilize the Garden City secondary
3 right of way.

4 LEGISLATOR RHOADS: Thank you
5 Sean. I do understand that other legislators
6 may have questions. I apologize for being so
7 long-winded. I will ask two final ones. As
8 an attorney I say only two questions left.

9 Start to finish what are we looking
10 at? I know you anticipate you shovel in the
11 ground in 2019?

12 MR. D. BLUMENFELD: To get
13 through all of the phases in this project it's
14 probably five to ten years. Some of that
15 depends upon the Islanders. If the Islanders
16 are no longer there it opens up a bigger
17 development opportunity in terms of taking up
18 more parking spaces. It's a function of
19 that. I don't know that they will be gone in
20 three years. Just knowing a little bit about
21 construction it might take a little longer
22 than that to build a new arena. That's my
23 feeling.

24 LEGISLATOR RHOADS: Fair enough.
25 The last question is with respect to

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2 financing. Obviously this is something that
3 would be completely privately financed?

4 MR. E. BLUMENFELD: I guess that
5 falls on me, right? Yeah, it's going to be
6 privately funded. We are going to go to the
7 IDA on certain PILOT programs for certain
8 tenants. But we built five million, six
9 million square foot. It's all privately
10 funded. We have institutional money that goes
11 with us. Not looking for county subsidies.
12 Not going for bondholders. We're not going
13 for the taxpayers.

14 The parking money is the only thing
15 we are expecting the state to live up to. I
16 take it back. Also the bridges that we've
17 allocated in our plan. The bridges over I
18 think there are four pedestrian bridges to
19 connect the surrounding area. There's a
20 million dollars that we obtained when we
21 obtained when we originally started this
22 project that was approved by the state that
23 has not been funded for design fees for that
24 area.

25 LEGISLATOR RHOADS: Thank you

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2 Mr. Blumenfeld. I do have a couple of
3 follow-up questions but I promised only two so
4 I'm going to yield the floor. Thank you very
5 much Presiding Officer.

6 LEGISLATOR NICOLELLO: Thank
7 you. There are four other legislators who
8 want to ask questions but one comment that I
9 have to make which is having been here and
10 seeing the presentations in earlier years it's
11 remarkable how different this is and how
12 different the whole market has become in the
13 course of just a short ten years. Completely
14 different than what was talked about in the
15 middle of 2006, 2007 thereabouts.

16 I think it is vital that we have
17 somebody, whether it's Mr. Rosentraub or
18 somebody like him, and I compliment you on
19 bringing him, it's very smart, but I think
20 it's vitally important that this county rely
21 on the expertise of individuals who know how
22 these types of things are done. Have done
23 them throughout the country. Know what works
24 and what doesn't work and what's going to
25 bring people to this site.

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2 Legislator Mule.

3 LEGISLATOR MULE: Thank you
4 Presiding Officer. My questions were about
5 housing. And in the presentations you talked
6 about you built the experiential retail and
7 the other things, the sports complexes and the
8 residential was the last piece. Then on that
9 last slide with each instance you showed about
10 how much the residences increased. With the
11 500 cap does that have an impact, negatively
12 or positively one way or the other in the
13 plan?

14 MR. D. BLUMENFELD: I can tell
15 you that there's a need for housing on Long
16 Island. I think we'll fill up the 500 units.
17 I think the reason you do it last is because
18 you're trying to attract a certain group of
19 people to be there that want to use Uber, that
20 don't necessarily drive, that want to walk out
21 their door and go to the Top Golf and have
22 beer and hit some golf balls and go home.

23 Does it hurt it? No. I'm not
24 going to sit here and say could you do more?
25 Maybe you could. Again, it gets into the

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2 question of density. I think you really have
3 to balance out density versus what you're
4 trying to accomplish.

5 LEGISLATOR MULE: In the second
6 concept where you had the ball field, am I
7 remembering correctly that that took out the
8 residential housing?

9 MR. D. BLUMENFELD: In that one
10 we moved the residential over some and we took
11 out some of the play space. The active live
12 sports spot. We will pull it up to make it
13 easier for you and for me. If you look at it
14 now on the screen. Just to the right of the
15 ballpark we put atriums in those buildings.
16 Again we're not fully completely designed and
17 those are very boring square buildings which
18 we would find an architect to help us generate
19 something better than that. But we moved the
20 residential over to the right and we took out
21 some of the rec space. We moved the rec space
22 down on to Hempstead Turnpike. We're just
23 finding that balance of everything around the
24 site.

25 LEGISLATOR MULE: Thank you very

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2 much.

3 LEGISLATOR NICOLELLO: Legislator
4 DeRiggi-Whitton.

5 LEGISLATOR DERIGGI-WHITTON: One
6 question. Have any of you done any business
7 with Onexim before with any of your projects?

8 MR. D. BLUMENFELD: We've
9 interacted with them for many years. Probably
10 ten now. Some of the people at Onexim came
11 from Forest City and we own the shopping
12 center that has a Costco and Target in
13 Manhattan with Forest City. Brent Yormark is
14 the president of Brooklyn Sports and
15 Entertainment, and I have known each other for
16 15 years now. We were part of the Coliseum.
17 We haven't actually done a deal with them per
18 se but we've been working on this together.

19 LEGISLATOR DERIGGI-WHITTON: Both
20 of you have you had any?

21 MR. ROSENTRUB: No.

22 LEGISLATOR DeRIGGI-WHITTON:
23 Maybe picking up on it. I hope it all goes
24 smooth.

25 MR. D. BLUMENFELD: In order to

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2 be smooth you have to understand what they
3 want and they have to be part of your planning
4 process. A question was asked earlier can you
5 just do this on your own? I think if you do
6 that then you will have that problem. I think
7 if they're there sort of along side you along
8 the way, which they are with us, that's what
9 gets you a successful project.

10 LEGISLATOR DERIGGI-WHITTON: I'm
11 going to say one thing. We have property in
12 Saint Marten and I know they have been very
13 involved with that. I know a lot of the
14 residents -- I know it's not America -- they
15 just kind of came in honestly, bought
16 everything up and, I don't know, they're not
17 popular. I guess that's the fear I have. I
18 hope it's a good working relationship.

19 LEGISLATOR NICOLELLO: Legislator
20 Ferretti.

21 LEGISLATOR FERRETTI: Thank you
22 Presiding Officer. Thank you gentlemen and
23 lady for your wonderful presentation. I was
24 very impressed. I don't know if I'm a
25 millennial or not quite honestly. I'll be 35

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2 in a week and a half. But you had me at Top
3 Golf and Brewery if that gets you anywhere.
4 I've actually visited the Arlington and San
5 Diego complex that you referenced. I saw the
6 contrast there. I definitely appreciate your
7 input on that because you're spot on.

8 Two questions. One, zoning. The
9 parking garage that's proposed, what's the
10 height of that?

11 MR. D. BLUMENFELD: The one we
12 showed was about 30 feet. 32 feet maybe.
13 About ten feet floor to floor and the
14 structure.

15 LEGISLATOR FERRETTI: There's no
16 issue with the 40 foot zoning in the Town of
17 Hempstead over the parking garages?

18 MR. D. BLUMENFELD: Rafaela can
19 speak to it but there's some exceptions for
20 the parking garages. Everything we did
21 checked off every box in the zoning.

22 LEGISLATOR FERRETTI: So it's
23 under 40 feet?

24 MR. D. BLUMENFELD: Yes.

25 LEGISLATOR FERRETTI: My next

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2 question and the photographs and proposals
3 that you had were all great. All shiny and
4 very nice. But in none of the proposed
5 photographs did I see any type of renewable
6 energy aspect or solar panels. What
7 opportunities do you see here for renewable
8 energy to be incorporated into this plan?

9 MR. D. BLUMENFELD: That's
10 something that you do sort of when you get to
11 the construction part because those
12 technologies change weekly. But to tap
13 ourselves on the back a little bit --

14 LEGISLATOR FERRETTI: Just before
15 you go, I see a lot of parking that's not the
16 parking garage. So is there any possibility
17 of solar canopies?

18 MR. B. BLUMENFELD: I'm Brad
19 Blumenfeld, David's brother and Ed's son. We
20 are constantly looking at different solar
21 initiatives in the area. The Bulova corporate
22 center is 100 percent generation on these
23 generators. We are now exploring putting
24 solar on the roof to back up the entire
25 building on a solar generation platform.

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2 We just ordered solar light bulbs
3 to get them off the grid. We have a test
4 sample that's in order. So that's something
5 always in the forefront of our mind.

6 The Deer Park Tanger Outlet Arches
7 project was the first lead certified retail
8 project and we won a national award for it.
9 So green is something always in our mind both
10 when we we're building it and as the project
11 generates over time. We will incorporate it
12 for sure.

13 LEGISLATOR FERRETTI: With these
14 plans was it contemplated?

15 MR. B. BLUMENFELD: It was
16 probably early in that stage because we
17 weren't at that level of detail. When we get
18 further into the planning process it will
19 absolutely be incorporated.

20 LEGISLATOR NICOLELLO: Legislator
21 Ford.

22 LEGISLATOR FORD: Thank you very
23 much. I really appreciate your presentation
24 and you bring a lot of good ideas into Nassau
25 County. I think it does answer to help with

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2 millenials and the younger people. Even some
3 of the older people like Vinnie next to me
4 who's looking forward to Top Golf.

5 One thing I know that Legislator
6 Bynoe had asked about like the pedestrian
7 bridges and you referenced them in your
8 presentation. Are they pedestrian bridges
9 that will be going over to like the EAB Plaza
10 over Hempstead Turnpike?

11 MR. D. BLUMENFELD: Right now
12 they're all along the Hofstra border and they
13 go to the Omni and things like that. That's
14 where they were slated as part of the state
15 study that was done. We are open to looking
16 at that and putting them in other places, but
17 we think that's where the population of people
18 are that will come.

19 LEGISLATOR FORD: But it's
20 something you may look to if you were given
21 permission to do it. I guess that would also
22 open up the possibility to more parking in
23 case if you totally successful and you needed
24 more parking by being able to go over to those
25 locations.

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2 Are there any plans, you talked
3 about incorporating everything, any plans to
4 connect like say to Museum Row which is right
5 there on Charles Lindbergh Boulevard, right by
6 Nassau Community College and/or provide any
7 transportation over to Roosevelt Field in case
8 you don't have a lot of retail within your
9 complex?

10 MR. D. BLUMENFELD: I'm going to
11 bring Rafaela back up because I believe that's
12 some of the things we did with Deer Park with
13 the train station and we run shuttle buses at
14 our building in Queens with Bulova. We run a
15 shuttle bus from the office building to the
16 subway to get people from the subway back and
17 forth.

18 MS. PATRASIC: Actually he stole
19 most of my thunder. We can incorporate those
20 things into the plan. We've done it at other
21 projects. It's something that we look to do
22 and something that we want to do in terms of
23 activating the space and in connecting with
24 the spaces beyond us and being able to tap
25 into sort of those other activities and

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2 cultural, educational institutions around us.

3 LEGISLATOR FORD: Perfect, thank
4 you, because it's important to us. I'm going
5 to be all over the page.

6 Going back I guess when he talked
7 about the housing limited to 500 units. We
8 may find we all know that housing there is a
9 great need for it. Maybe while in the process
10 of, if you are chosen, and developing this and
11 three years, four years, five years down the
12 road all of a sudden zoning changes and they
13 give you a variance and they allow you to
14 increase the number of housing units within
15 the development. I know that you said when
16 you built Tanger Mall you weren't allowed to
17 put apartments on top of the stores. But yet
18 when it was finished the deputy county
19 executive at that time asked you can you put
20 housing and you said no.

21 Looking at that, would you like
22 consider as you're moving forward with your
23 construction, keeping in mind is there a
24 possible of that at any time if all of a
25 sudden there was a need for additional housing

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2 within this development that you would be able
3 to provide and if you're allowed to?

4 MR. D. BLUMENFELD: I give you
5 examples of things we've done. We did not do
6 it at Deer Park and we regretted not doing it
7 at Deer Park but with two other projects. And
8 to be fair, we didn't put the pictures because
9 the size of them might scare this group of
10 people here. But at the East River Plaza in
11 East Harlem, where Target and Costco is, we
12 spent \$60 million of infrastructure and we put
13 all the infrastructure in and we are in the
14 planning phases of building three 50 story
15 towers on top of that and building those
16 apartments there.

17 The other one on 125th Street we
18 are building -- we were going to build tall.
19 The zoning changed. So we actually went into
20 the existing building and put columns through
21 the existing building while the tenants were
22 there in and now we're building it up and over
23 the existing building.

24 We are always redeveloping our
25 sites and we do try to plan for future uses.

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2 Obviously zoning changes, like I told you on
3 125th Street where we had to bend the building
4 over because we couldn't build it as high
5 anymore, we'd have to comply with zoning and
6 we are happy to comply with zoning.

7 LEGISLATOR FORD: Thank you. One
8 last comment. I appreciate the fact that you
9 do go for lead certified building and I do
10 believe in environmental structures. I'm
11 hoping that while you do that that you also
12 consider our gray work technology within your
13 campus so that you less water because we are
14 approaching like a crisis to a certain degree
15 with our wells. Thank you very much.

16 One question Evlyn for you.
17 Considering that New York State, I guess,
18 we're going to be vying for \$85 million for
19 the parking garage, correct? What is the time
20 frame that New York State is given us? Are
21 they just going to hold this money there until
22 we make up our mind as to what we want to do
23 with this property?

24 MS. TSIMIS: I don't believe we
25 are vying for it. It has been appropriated.

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2 It's been in the state budget. It's available
3 to the county. We just have to offer our
4 transformational plan. We need to act. There
5 are some other folks here this evening who may
6 be able to even provide some more information
7 on that including Kevin Law, who has been very
8 involved in that process.

9 LEGISLATOR FORD: What is the
10 time frame for your listening tour? I know
11 we've been talking -- I remember one of these
12 people, just the four of us now, that were
13 here when it was going to be the Lighthouse
14 Development and we were going to have the ice
15 skating rink. And in all honestly, I was so
16 much in favor of that project so I was pretty
17 much on the minority on that. That was 2006.
18 Talking 12 years.

19 MS. TSIMIS: It's not long.
20 We've already laid out for you we have some
21 decisions we have to make within a few weeks.
22 I really think given that we are a new
23 administration and this is an opportunity to
24 take a fresh look and hear from some folks
25 about what they think we should do we don't

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2 think it's a lot to ask for a bit of time and
3 a little patience while we make a plan.

4 LEGISLATOR FORD: This is state
5 money. Do we have to match any of the money?

6 MS. TSIMIS: Not for the
7 parking.

8 LEGISLATOR FORD: I really do
9 appreciate the fresh look. Sometimes it's
10 also good like when you already have a look
11 that you're looking at that it's always good
12 to go with what you have in your hand rather
13 than look for something else.

14 MS. TSIMIS: Understood we are
15 giving serious consideration to what you all
16 just heard about. So I appreciate it. Thank
17 you.

18 LEGISLATOR FORD: Thank you very
19 much.

20 LEGISLATOR NICOLELLO: Legislator
21 Lafazan, Legislator Gaylor and then we are
22 going to the public.

23 LEGISLATOR LAFAZAN: Thank you
24 Presiding Officer. First of all, don't knock
25 E-Sports. They had more than 360 million

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2 viewers of their League of Legends midseason
3 invitational. I was not one of them. This is
4 the new normal. And the attractions that
5 peaked the interests of kids just five years
6 ago have changed dramatically because we are
7 in a whole new paradigm.

8 I wanted to put on the record my
9 hope you can help me explore the opportunity
10 to give millenials who choose to stay on Long
11 Island a discounted LIRR tickets because it's
12 an incredibly difficult thing to afford a
13 monthly pass when you are paying a student
14 loan. And quite honestly, in this day and age
15 to attract and retain millenials here this
16 would be a fantastic idea and I hope you
17 explore that.

18 Just a third point I wanted to
19 make. Millenials they want to live in an
20 ecosystem with a social good bend. Nothing I
21 heard tonight articulated anything of the
22 sort. I know college campuses they all want
23 to live in a social justice environment. I
24 hope you explore that.

25 And the last thing I say is I'd

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2 love if you guys could articulate over the
3 next couple of weeks your approach, and maybe
4 even Evlyn you, your approach to engage
5 Adelphi and Northwell and Hofstra because our
6 STEM graduates are some of the brightest
7 graduates and in the world and hearing the
8 success of Microsoft and Google and the fact
9 that it peaked their interest I think what a
10 wonderful opportunity it would be for our
11 students right here. Thank you again for the
12 time.

13 LEGISLATOR NICOLELLO: Legislator
14 Gaylor.

15 LEGISLATOR GAYLOR: Thank you
16 Presiding Officer. Very quickly. Can you
17 tell me what the breakdown of space that
18 you're proposing to develop would be? How
19 much retail versus parking versus residential
20 versus hospitality? If you don't have it or
21 have a chart you can provide it later for the
22 record.

23 MR. D. BLUMENFELD: The
24 breakdown, the Coliseum itself is about
25 416,000 feet. Recreation, top Golf, retail is

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2 about 700,000 feet. Restaurants of about
3 30,000 to 50,000 feet. Residential is about
4 600,000 feet. The total proposal getting up
5 to about 1.7 million square feet on the 77
6 acres. Leaving about 700,000 feet for the
7 Marriott and any development they do there in
8 getting to the 3.4 million. In those numbers
9 I left out the most important part, the
10 innovative tech, biotech of about four or
11 500,000 feet. They do shift as you develop.

12 LEGISLATOR GAYLOR: You explained
13 that earlier.

14 Second question I want to ask is
15 regarding the housing. The number of units is
16 capped at 500 for a multitude of reasons,
17 including the Uniondale School District having
18 to absorb 100 percent of the student
19 population. They are an overwhelmed school
20 district already. I'm not sure they can
21 handle 500 families moving in and then the
22 children. But I would imagine, I'm not a
23 millennial Josh, but I imagine millennials want
24 to live in a self-contained kind of
25 environment where the housing is colocated

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2 with the dry cleaners, the restaurants, the
3 entertainment, movie theaters and it's all
4 right in the same area.

5 MR. D. BLUMENFELD: We've
6 provided the entertainment and the restaurant
7 component of that. The other things you're
8 talking about, the services like in the two
9 buildings we're building in the city right
10 now, those services are within the building
11 itself through valet services and all this
12 technology now you go on your phone and say I
13 need my dry cleaning picked up and somebody
14 shows up and you leave it with the doorman who
15 picks up your dry cleaning. Those kinds of
16 things would be incorporated in the buildings
17 themselves would be incorporated into this
18 design.

19 LEGISLATOR GAYLOR: Does any
20 design on the housing have to be approved by
21 the Uniondale School District and the board of
22 education?

23 MR. D. BLUMENFELD: I think we
24 have to talk to them. They're a stakeholder
25 and we would have to incorporate them. I

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2 would say focusing the housing on rentals and
3 based on your apartment mix, whether you limit
4 it or, you know, something we will talk to the
5 town about whether you keep it to studios, one
6 bedrooms and some two bedrooms limits the
7 amount of kids in the school district based on
8 that and that's something we were aware of
9 when we were thinking about it.

10 LEGISLATOR GAYLOR: In your
11 opinion the school district is critical in
12 approving this Hub concept?

13 MR. D. BLUMENFELD: Yes.

14 LEGISLATOR GAYLOR: Thank you.

15 LEGISLATOR NICOLELLO: Thank you
16 gentlemen. Legislator Birnbaum.

17 LEGISLATOR BIRNBAUM: I just have
18 a quick question about Top Golf. I have
19 played it in a more southern city where the
20 climate is good more of the year than we have
21 here in Nassau County. I just looked on their
22 website to see where the nearest one is and I
23 don't see any in the state of New York. How
24 would you propose that will do well in this
25 climate?

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2 MR. D. BLUMENFELD: I can tell
3 you they have one in Edison, New Jersey, which
4 is the same climate, is their most successful
5 Top Golf out of all of them. Their national
6 average is about \$20 million in sales. The
7 one in New Jersey does \$40 million in sales.
8 They basically heat the booths with an air
9 curtain and you're basically insulated.
10 Chelsea Piers driving range in the city for
11 instance is a 24-7 12 month a year operation.

12 LEGISLATOR BIRNBAUM: We live in
13 a suburban community where there are golf
14 courses all around and miniature golf
15 courses. So I think to go to Top Golf, which
16 I do think is a great idea, I loved playing
17 it, but I don't know in this weather and it's
18 getting worst every year, there's a lot of
19 months of the year that people would want to
20 play then.

21 MR. ROSENTRUB: I had the exact
22 same questions. I'm also from Indianapolis.
23 The Top Golf facility in Indianapolis, which
24 has worse weather than you have here in
25 New York, is literally booked the entire

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2 winter. You need to make a reservation on
3 Tuesday or Wednesday if you want to play on
4 the weekends at Top Golf. Because of the fact
5 of the heat curtains and things of this nature
6 it really doesn't affect it. My kids live
7 there. I went to see it on Saturday night.
8 It was bitter cold. Packed. I didn't believe
9 it existed either and that it would work, but
10 I got to tell you something it works. If
11 they'll come it will work.

12 LEGISLATOR NICOLELLO: Thank you
13 again for the presentation and for your
14 patience with all the questions. I would like
15 to invite up Supervisor Gillen from the Town
16 of Hempstead.

17 MS. GILLEN: Good evening. Thank
18 you Presiding Officer for inviting me to speak
19 here tonight.

20 It was just Arbor Day and we marked
21 that occasion in the Town of Hempstead by
22 planting a tree also celebrating becoming a
23 tree city. I found out we have some very
24 fancy shovels in the Town of Hempstead. I
25 brought this shovel because it indicates my

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2 feelings about how passionate I am about
3 seeing progress finally made at the Hub. And
4 seeing this wasteland of a parking lot become
5 a destination far more viable than what we see
6 right now.

7 We believe there's room at the
8 table for both the Hub and Belmont and the
9 market is ready for both projects to go
10 forward and be constructed on parallel
11 tracks. Which would create a burst of
12 economic activity that is beneficial to
13 current and future Long Islanders and
14 especially for residents of the Town of
15 Hempstead.

16 But we do not believe that hitting
17 the reset button on all of the progress that
18 has taken place over the past decade is a good
19 idea. We already have an approved general
20 master plan. We already have approved zoning
21 in place. Restarting the process does not put
22 us any closer toward our unified goal, both
23 county and town, of building a vibrant local
24 economy that not only retains talent but will
25 attract it.

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2 Long Island has been bogged down
3 for years with anemic economic growth. In
4 part due to the extraordinarily long time it
5 takes to get major projects underway. There's
6 a sense of urgency but I think there's also an
7 incredible sense of opportunity to finally get
8 something done at the Hub.

9 I'm impressed by the thoughtful
10 plan that was presented this evening which
11 seeks to leverage best in class ideas that are
12 taken from a nationwide look at landmark
13 projects that worked and that didn't work.

14 We all want the Hub to be a
15 transformational place. The bottom line is we
16 need to create a place where people want to
17 be. This needs to be our starting point. I
18 think attracting anchor tenants that will
19 bring back vibrancy and become a magnet for
20 future economic activity and attract the
21 businesses, the people and the jobs that will
22 greatly expand our tax base. This new initial
23 activity at the Hub will incentivise other
24 organizations and businesses to be a part of
25 this exciting, fresh project. So I will keep

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2 my remarks short.

3 In closing, I believe we cannot
4 afford to continue what has been a tradition
5 of taking decades to see major economic
6 projects get underway. We need a plan to
7 start moving forward. Which means we need a
8 time line. So while I feel the discussion
9 that we're having this evening is incredibly
10 important and the discussions that they've had
11 in the advisory panel, listening to the input
12 and suggestions of stakeholders, of the
13 community and of labor have been very, very
14 useful, I think we need to have a date and a
15 goal to finish completing our discussions, to
16 get the legal issues resolved and to
17 finalizing the vision that will get us closer
18 to getting these shovels in the ground. Thank
19 you.

20 LEGISLATOR NICOLELLO: Thank you
21 for your remarks and I think many of us here
22 agree with you completely, and we are hopeful
23 that we can join you and the administration in
24 putting shovels in the ground sooner rather
25 than later on this project.

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2 I would invite up Kevin Law, he was
3 the CEO and president of the LIA.

4 MR. LAW: Good evening. Thank
5 you Presiding Officer. I know the hour is
6 late so I will be brief. And the reason I
7 stuck around for the last two and a half
8 hours, because I've already heard these
9 presentations before, is because I thought it
10 was important to educate you on the State's
11 willingness to assist the county with some
12 capital grants to facilitate the projects
13 here. So I'm just going to keep my comments
14 to the state monies to try to get everybody on
15 the same page as to what's been happening for
16 the last seven years.

17 I run the LIA. I cochair the
18 governor's regional economic development
19 counsel and I serve on the county executive's
20 Hub advisory committee. I support something
21 special at the Hub. It's going to be up to
22 the county, the administration, the leg. I
23 want to see something special there. I'm
24 happy to partner with you to lobby the state
25 to make sure that the state lives up to its

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2 commitment for something special at the Hub.

3 About seven years ago, after the
4 decision to award the renovation of the
5 Coliseum to the Ratner and Blumenfeld Group, I
6 then worked with our New York State Senate
7 delegation. We felt like upstate was getting
8 too much attention with some economic
9 development money and we wanted to see a
10 similar pot of money for some Long Island
11 projects.

12 So I worked with former senate
13 majority leader Dean Skelos and then more
14 recently with Senator John Flanigan and the
15 prior administration and we were able to
16 secure a \$550 million pot of money for
17 economic development, significant projects in
18 both Nassau and Suffolk counties.

19 We looked at Suffolk County and
20 they had plans for a big Ronkonkoma Hub and
21 then we had Nassau County with the plans for a
22 big development at the Nassau Hub. And we
23 looked at like a barbell with a research
24 corridor going down the LIE from Brookhaven
25 National Laboratory to Feinstein and

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2 Northwell. But the two hubs were central.

3 What we were able to do, again,
4 remember the timing. This was after the
5 decision to award the agreement to Ratner and
6 BDG. We got the money. We convinced the
7 governor's office and the Empire State
8 Development that they need to get behind the
9 Nassau Hub.

10 At the REDC we labeled the Hub site
11 as one of the most regionally significant
12 parcels for development on the island. Then
13 working with our friends from Northwell, they
14 were North Shore LIJ at the time, and
15 Feinstein, we heard about their plans to
16 propose a bio electronics medicine facility
17 somewhere here in Nassau County. We
18 encouraged them to do that at the Nassau Hub
19 right next to the Northwell School of
20 Medicine.

21 Initially it was envisioned that
22 that bio electronics medicine facility would
23 be built on top of a garage. In the very
24 first year funded, again, it wouldn't have
25 happened without our senate delegation and

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2 with the support of the governor, we got \$135
3 million earmarked for the Hub. \$85 million
4 for a parking garage. Then \$50 million for
5 the bio electronic medicine facility at
6 Northwell. It was huge. We were excited
7 about it thinking that would be the anchor
8 tenant to compliment the things that Ed and
9 his team were doing and the renovations at the
10 Coliseum.

11 Couple, maybe a year and a half
12 after that, when Northwell decided bad news,
13 good news. Bad news, they did not need that
14 size of facility at the Nassau Hub. Good
15 news, they wanted to do it in Manhasset. So,
16 they were still going to do it in Nassau
17 County. Still important.

18 Just this year, just in March, the
19 state approved a modification of the budget
20 and allowed Northwell to take \$30 million out
21 of that 50 to use it to renovate a facility in
22 Manhasset for the bio electronics medicine
23 facility. When I was asked what did I think
24 about that by folks in Albany I said I would
25 be supportive if you leave that other \$20

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2 million for Nassau County that you could
3 possibly use to lure another company here at
4 the Hub. So that is still a potential.

5 The \$85 million for the parking
6 garage, as Evlyn and others said, we do need
7 to come up with something special to get the
8 state to continue to want to invest in that.
9 So I hope the leg and the administration and
10 the developers come up with a good plan that
11 we can sell because that money is still
12 available.

13 I told there was \$550 million.
14 About 400 of it has been spoken for about 12
15 different projects in Nassau and Suffolk.
16 There's still a decent pot left. What I have
17 been working on for the last two years, again
18 with the prior administration and now with the
19 current administration, is to try to get more
20 money for the Hub for those green pedestrian
21 crosses that would tie in RXR Plaza, Hofstra
22 and Nassau Community College, to tie those
23 three campuses into the Hub, so people can
24 walk to the Hub and all the cool things that
25 may be there some day. And as somebody said

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2 up here, would help with the parking as well.

3 We were also trying to get monies
4 for limited bus rapid transit system between
5 the Hub and the Hempstead and Mineola train
6 stations. Those are all still possible.

7 Also, in December, when the
8 governor announced the deal at Belmont with
9 the Islanders, again, it wasn't my first
10 preference, I would prefer to see the
11 Islanders come back to the Nassau Coliseum,
12 but again, when they were asking me things I
13 told them listen, you can't do anything there
14 that's going to hurt the Hub and we need you
15 to continue to be supportive of things at the
16 Hub. It's then when they announced they were
17 going to provide additional monies, about \$6
18 million, to accommodate the Islanders for the
19 short time while Belmont is being built.

20 And, if you look at the governor's
21 press release from last December, they
22 acknowledged in the press release they are
23 committed to doing other enhancements at the
24 Nassau Hub. I think the state is willing to
25 still be a partner. I think the ingredients

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2 are there and the monies are there for us to
3 tap. We just need to come up with a plan.

4 As the town supervisor just said, I
5 would encourage it to be sooner rather than
6 later because things happen. Election day
7 comes. Elections have consequences. Who
8 knows if we wait to tap these monies until
9 next year if they're not trying to be used for
10 state fiscal problems or maybe others will
11 have different priorities.

12 So, I think it's important that we
13 try to nail down what it is you guys all want
14 to do here, and I will partner with you and
15 advocate for you to try to get the state to
16 cough up a lot of money we're talking about.
17 Over \$100 million. I really think it will
18 compliment whatever it is that you guys decide
19 to do. That's really all I wanted to share
20 with you tonight.

21 LEGISLATOR NICOLELLO: Legislator
22 Schaefer.

23 LEGISLATOR SCHAEFER: Hi Kevin.
24 How are you? I'm not sure if you were here
25 for the entire hearing we've had. Going back

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2 to my question. My interest then now is to
3 understand whether or not our getting that
4 funding for the parking is going to require
5 approval by the state?

6 MR. LAW: The way it works is
7 they appropriated those 12 projects I told you
8 about in the budget and the monies for the
9 garage was reappropriated in this budget.
10 Then they administer all the monies through
11 the ESD, Empire State Development Corp., and
12 they require either the private applicant or
13 municipal to enter into a grant disbursement
14 agreement with the state. And that GDA has to
15 be approved by the ESD board.

16 Since there's been some changes
17 from the original approval, because there's no
18 longer going to be a bio electronics medicine
19 facility on top of this garage, it's the ESD
20 board that would have to sign off on the \$85
21 million. It doesn't have to be reappropriated
22 by the state legislature but the ESD board
23 would have to say yes, it's worth a state
24 commitment to facilitate this type of
25 development.

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2 LEGISLATOR SCHAEFER: I just had
3 a question for the supervisor if that's okay.

4 So my question for you, two
5 questions actually, one was, are you going to
6 have a presentation for your board there at
7 the town as well? Because obviously they
8 could be a part of some changes if there are
9 any changes necessary going forward.

10 MS. GILLEN: Respectfully, right
11 now legislator there's nothing to present.
12 There's just ideas floating around. There's
13 no plan that's been decided upon. When there
14 is a plan, if there is a request for change in
15 zoning of course.

16 LEGISLATOR SCHAEFER: What about
17 the Blumenfeld plan? Is that anything they
18 already know about or they don't?

19 MS. GILLEN: The Blumenfeld plan
20 was just presented this evening. It's really
21 up to the county to decide which plan they're
22 going with. It's not up to the town.

23 LEGISLATOR SCHAEFER: That I
24 understand. Then also just based on your
25 comments, would I be correct in assuming you

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2 are not interested in increasing any density
3 for the residential piece?

4 MS. GILLEN: At this point I
5 haven't been asked if there is a need for
6 increasing density. That's certainly
7 something we would have to discuss with the
8 town board.

9 LEGISLATOR SCHAEFER: Okay.

10 LEGISLATOR NICOLELLO: Legislator
11 Ferretti.

12 LEGISLATOR FERRETTI: Thank you.
13 Presiding Officer. I know we are wrapping up
14 so I will be pretty quick. This was really a
15 very informative hearing for me as a new
16 legislator. Coming into this I really only
17 knew what I knew from Newsday and from what I
18 read all around. I think I we've gotten a lot
19 of concrete information. We heard a great
20 presentation from Blumenfeld. I think many of
21 us agree up here we clearly know where the
22 supervisor stands on this. I think she was
23 very clear with her position.

24 What I'm leaving here as of now,
25 tonight, with is not any clarify on where the

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2 administration stands on this proposal. And
3 what concerns me is that the Blumenfeld
4 presentation indicated that even if this was
5 to go forward now it was going to take
6 somewhere in the five to ten year range to be
7 complete. So, I'm assuming the Blumenfeld
8 presentation this isn't the first time that
9 the administration is hearing it, correct?
10 So, where do we stand? What is the
11 administration's position on this proposal?

12 MS. TSIMIS: Actually, I think
13 that there are three like different options
14 that were presented this evening. So, in
15 terms of what exactly.

16 LEGISLATOR FERRETTI: Any of them.

17 MS. TSIMIS: I think it's very
18 exciting in the sense we really appreciate the
19 proposal that's been put forth. We think that
20 there's some clarification that needs to be
21 made about the arrangements with Onexim and
22 how to proceed in terms of the two leases and
23 what we should do on that. That's what we are
24 looking at right now. We will be getting back
25 to you.

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2 LEGISLATOR FERRETTI: Does it
3 concern the administration the time table that
4 Blumenfeld has proposed, five to ten years if
5 we were to go forward now, what other options
6 do you see and what is the time frame for
7 other options?

8 MS. TSIMIS: I really would
9 prefer to cross that bridge in a few weeks
10 when we make a decision whether we're going to
11 proceed with the plaza lease or whether we're
12 going to -- how we're proceed on the three
13 options we laid out earlier. I'm really not
14 prepared to say anything more at this time.

15 LEGISLATOR FERRETTI: I
16 understand it's just that we're leaving here
17 with no answers from the administration as to
18 how you feel about this proposal or really
19 anything.

20 MS. TSIMIS: We said repeatedly
21 there are a lot of exciting things that we
22 heard about, the retail that's not straight up
23 retail but more to draw people to the site.
24 They covered a lot of very interesting ground
25 in terms of the housing and the mix of uses

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2 and the commercial activity. I do think, as
3 we've said, there are some decisions to be
4 made about how to handle the Coliseum site as
5 a whole and we just want to leave it at that.

6 LEGISLATOR FERRETTI: It is very
7 exciting but Lafazan is not getting any
8 younger. We need to get going.

9 LEGISLATOR NICOLELLO: I don't
10 think any of us are. Thank you Kevin.

11 I would like to invite up Mitch
12 Pally, the CEO of the Long Island Builders
13 Institute.

14 MR. PALLY: Thank you very much
15 Presiding Officer and members of the
16 legislature. I'm here in two capacities. I'm
17 the chief executive officer of the Long Island
18 Builders Institute which represents all the
19 residential home builders on Long Island. And
20 secondly, unfortunately the legislator left,
21 I'm also a member of the board of the
22 Metropolitan Board Transportation Authority
23 which runs the Long Island Railroad and the
24 city subways and others mass transit
25 facilities in the community. And I'm well

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2 aware of projects that take a long time if
3 nothing else.

4 But projects that take a long time
5 are better than projects that are built
6 incorrectly. I think that's the focus that
7 we're trying to have on the members of the
8 advisory committee. As many of the members of
9 the advisory committee know, I have a big
10 mouth in the advisory committee. That's
11 because we are determined, at least I am, to
12 make sure this project is done and done
13 correctly.

14 The good thing is I agree with
15 everything the professor said. He was
16 absolutely correct. The only way this project
17 works is for a multitude of uses at the same
18 site built together and with other
19 attributes. And there are other attributes
20 that this project has to need.

21 As Kevin pointed out with the state
22 funds for the parking garages, unless the
23 project meets the standards of the state of
24 New York there is no parking garage money.
25 There is no \$85 million. So rule one -- and

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2 without the parking garages there is no
3 project because there is no at grade parking
4 to substitute for the parking garages.

5 So the first focus that has to be
6 done is to make absolutely sure that whatever
7 conditions are met made by the State of
8 New York with regard to the needs of this
9 project the parking garages meet that
10 standard.

11 Secondly, we want to have a
12 transit-oriented development project. That
13 means you got to have two things. You have to
14 have a development project and you have to
15 have transit. The only way you can have
16 transit in this project is to reopen, to some
17 degree, and reuse the Long Island Railroad
18 right of way that we own from the Mineola
19 train station directly to the Hub. Directly
20 to the Hub.

21 Which means one of two things can
22 happen. We can either open that Garden City
23 secondary line and the extension to the
24 Mineola line. For rail that is option one.
25 Would not be the option I would suggest but it

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2 is an option.

3 Or option two is to run an express
4 bus shuttle system directly from the
5 intermodel terminal at Mineola. We already
6 have the bus terminal directly on property
7 owned by the Long Island Railroad to the
8 Nassau Hub. Without traffic lights, without
9 grade crossings, without anything. That can
10 be done with Kevin's money, appreciative of
11 that, or with other money that can be found.
12 But that is an essential component to making
13 this work. We cannot rely on the automobile
14 to get everybody to the Hub. If we do I don't
15 want to drive on Hempstead Turnpike and I
16 don't think you do either. So, that has to be
17 an integral part of this foundation.

18 The Long Island Railroad is willing
19 to be a willing partner to making that
20 happen. We are already, as you know, building
21 a \$2 billion third track from Hicksville to
22 Floral Park. And by running an express bus
23 service from the Mineola station that will
24 allow people from both the east and the west
25 to get to the Hub without taking their

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2 automobile.

3 Because number one, we're going to
4 increase service by 50 percent through
5 Mineola. And secondly, having the bus
6 connection right there makes perfect sense
7 because everybody can get to the main line in
8 that regard. Whether they're coming from the
9 city, and I'm sure everybody would love city
10 residents to come out to Nassau County and
11 spend lots of money, or they're coming from
12 Suffolk County, where I live, and everybody
13 would love people to come to Nassau County and
14 spend money in that regard. That has to be an
15 essential component of this plan. We look
16 forward to making that happen with you.

17 The third piece that should be
18 done, and there's been some discussion about
19 the pedestrian bridges, those bridges are
20 essential because most of the time when events
21 are happening at the Hub they happen either at
22 night or on weekends. Exactly when the
23 thousands of spaces of at grade parking at
24 Nassau Community College, at RXR Plaza at the
25 Omni building are empty. We should make sure

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2 that we have pedestrian overpasses to all of
3 those parking areas and be able to count those
4 parking spaces in the allotment necessary for
5 the project. In that way we can open up
6 property that would have been done for at
7 grade parking and instead use it for
8 additional projects in whatever fashion we
9 want to do it.

10 The last thing is, I hate to say
11 it, but 500 units ain't enough. If we want
12 this to be a transformative project, if we
13 want to keep the millenials here, I think the
14 professor would tell you there's no place that
15 has that kind of artificial number to it. We
16 need to make this a real Hub. Residential
17 building is essential as part of this. People
18 today are employees. You ask the Googles and
19 the Microsofts they want people to live where
20 they work. And they don't have to get in the
21 car to get a bottle of milk.

22 By putting all that together and by
23 having a substantial number of housing units
24 there it will add to the number one vitality
25 of the project and to the success of the

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2 project.

3 Those are four things I wanted to
4 add. I am required to add one more thing. My
5 organization is very concerned that the rules
6 have changed in the middle of the game. And
7 this is no reflection on Blumenfeld
8 Development. They did exactly what they were
9 asked to do. The problem is the rules changed
10 after they did it. When they responded to the
11 RFP everybody was told no housing at the
12 project. As a result of that many people who
13 would have bid did not bid. That is unfair to
14 those people who did not bid. Who did not
15 have the opportunity to show you, the previous
16 administration, the current administration,
17 what they could have provided at the site. We
18 are very concerned about that.

19 We had requested in a letter that
20 the project be reopened. I fully understand
21 the need for speed. But speed is not as
22 important as efficiency. Speed is not as
23 important as success. And we would hope that
24 the county, in some fashion, would allow those
25 who did not bid the first time because housing

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2 was not to be included can now bid where
3 housing is now included.

4 With that, we look forward to
5 helping the county make this project a success
6 in as quick as it can be but in as successful
7 as it can be. That is more important then
8 speed. I would be happy to answer any
9 questions.

10 LEGISLATOR NICOLELLO: Just a
11 couple of things. The town has established a
12 mixed used district. They have limited it to
13 500 residential units. Do you have any
14 indication that the town is looking to vary
15 that, to increase the number of residential
16 units?

17 MR. PALLY: You never know until
18 you ask. We have not asked. The county has
19 not asked. The legislature has not asked.
20 Blumenfeld Development has not asked. If I
21 was them I wouldn't ask. I understand
22 completely in that context. But we firmly
23 believe in looking at all the success stories
24 that the professor put on the screen and in
25 looking at other places that are like the Hub,

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2 the 500 unit number is an artificial number.
3 It is not a number designed for success of the
4 project. You have to have people who live on
5 the site. And whether we ask today or we ask
6 tomorrow or we ask a year from now that has to
7 be an essential component of making the
8 project successful.

9 That doesn't mean the project
10 should stop while we do that, but I think we
11 have to be clear that additional units at the
12 site are going to be necessary and somebody is
13 going to ask at some point.

14 LEGISLATOR NICOLELLO: Here's my
15 question. Let's say the Town of Hempstead
16 makes it clear they have no intention of
17 opening up the zoning. Then this concept of
18 let's put 2500 units or whatever number you
19 want to come up with is just a nonstarter.
20 The reality is if we are going to move forward
21 it's 500 or it's --

22 MR. PALLY: Lots of things are
23 nonstarters today -- let me phrase it this
24 way. Lots of things were nonstarters ten
25 years ago that are not nonstarters today. If

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2 we were having this conversation ten years ago
3 when we did the project would be significantly
4 different than it is today. The reason it's
5 different than it is today is because
6 life-styles have changed. The needs of
7 employers have changed. The needs of the
8 community has changed.

9 So, while we understand there is a
10 number, from our perspective the number is too
11 small and doesn't lead to the success of the
12 project. And as I said, we may ask three
13 years from now that number to be changed. But
14 in some capacity we want people to know that
15 the number that is there today does not lead
16 to success of this project.

17 LEGISLATOR NICOLELLO: Here's the
18 thing. I think you're implying that the town
19 arbitrarily came up with that number. But my
20 understanding is they went through the entire
21 zoning process. They had experts. They went
22 through the SEQRA process. It wasn't anything
23 but arbitrary number one.

24 Number two is this. Maybe you can
25 ask now. Maybe you can ask three years from

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2 now. Maybe you can ask five years from now to
3 increase that number. We have to deal with
4 the reality of today. The reality of today is
5 that that property, the maximum number of
6 units you can put on that property is 500
7 units.

8 When you say that you're concerned
9 about speed, we've sat here for 20 years. If
10 anything this is the polar opposite of speed.
11 This is glacial. No moment for 20 years. Now
12 we're worried because we're moving too fast.

13 MR. PALLY: I'm not indicating
14 that in any way, shape or form. If the county
15 wants to move forward with a 500 unit
16 residential project the county should move
17 forward with a 500 unit residential project.
18 What we are saying is doing it in that
19 fashion, in our opinion and the opinion of
20 people who have built mixed used developments
21 across the country and in many other places,
22 that number is not enough.

23 As I said, we're not saying to the
24 county don't do something until that number is
25 changed, but we are indicating to the county

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2 and to the legislature and to the town that we
3 believe at some point the number needs to be
4 changed.

5 LEGISLATOR NICOLELLO: Okay.
6 Understood. Quick question for Mr. Blumenfeld
7 or Mr. Rosentraub. Can this development
8 succeed with 500 units in your opinion?

9 MR. ROSENTRUB: It can
10 definitely succeed. It will create the 24-7
11 environment that one wants. The issue again
12 is we got to create 365 -- that's our goal --
13 of events. Experiential retail. The arena
14 will reach that. 500 will do it.

15 To answer the question that was
16 raised about school district issues, we've
17 addressed that in each of the sites that we
18 have been involved with and relative to unit
19 sizes basically you address that to the point
20 of the school districts are negatively
21 affected. We're facing that obviously in
22 Detroit. We're building a large number of
23 units but the school district is not going to
24 be negatively affected. The answer is yes, it
25 could work.

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2 LEGISLATOR NICOLELLO: Legislator
3 Bynoe.

4 LEGISLATOR BYNOE: The question
5 is not actually for you. I was wondering if
6 Mr. Law is still in the room.

7 Good evening. You used the word
8 special. We've used the word
9 transformational. I feel like I don't really
10 understand what that looks like. If any of
11 the proposed plans, which were nicely
12 presented this evening, hit that mark. Has
13 there been any word from the state? I know it
14 was first presented to us today but do we have
15 some level of a definition of what is
16 transformational?

17 MR. LAW: Not to be crude or try
18 to be funny in any way, the old US Supreme
19 Court decision on pornography, you sort of
20 know it when you see it. I think it's tough
21 to define special or transformational. I know
22 it's not just what happens all along Route 25
23 or Hempstead Turnpike. It has to be something
24 special about. I thought Ed's plans were
25 pretty cool. It has to be cool but has to

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2 also job generation creation as well. You got
3 to head in that direction.

4 LEGISLATOR BYNOE: You think we
5 have some more work to do in order to be able
6 to qualify for this \$85 million to be
7 transformational?

8 MR. LAW: I think we need to be
9 proposing something more than we have right
10 now. That's not being critical of Ed's plan.
11 What I alluded to before, if we can hold on to
12 that \$20 million, remember Feinstein got 50,
13 then they took 30 to Manhasset, if we can hold
14 on to that 20 for the Hub and lure a cool
15 company, a high tech company a life size
16 company in that segment of the property where
17 they showed on the map, maybe near the
18 Memorial Sloan Kettering facility, that begins
19 to make it, I think, something special,
20 transformational. And then you add in all the
21 other, retail, housing and it becomes special.

22 LEGISLATOR BYNOE: So that makes
23 it a little different than some of the
24 examples or illustrations that we had where we
25 built it and they came. In this case we're

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2 going to really need to lure that entity here
3 because we need to qualify for that \$85
4 million. So, I just wanted to kind of get
5 this wrapped around my head where we really
6 need to be out there. And we can't have a
7 concept and think we'll drive people here. We
8 have to go out in search of this
9 transformational aspect in order to qualify.

10 I just have one comment about the
11 pedestrian bridges. I'm all for the
12 pedestrian bridges. I just would love to see
13 the state kick in that \$20 million might be
14 utilized for that or to see if there's some
15 level of investment.

16 My concern about the idea of we're
17 talking about Omni and talking about RXR for
18 parking. We have to make sure that they're
19 willing to utilize their spaces for that. We
20 can't just make assumptions if we build
21 pedestrian bridges that they're going to be
22 willing to accommodate us after hours other
23 than for their employees to come back and
24 forth during the day. Because there's a level
25 of risk they would be exposed to in doing so.

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2 I wanted to put that out there.

3 MR. LAW: It's a good point. I
4 believe, again, if everybody can come together
5 on a plan I think we can get from the state
6 the money for the parking, the money to lure a
7 company, the money for the pedestrian
8 bridges. These are the discussions I've been
9 having with them for the past two years. And
10 I always envisioned the pedestrian bridges was
11 not so much to have people parked on their lot
12 was to have people walk over from those three
13 campuses and not need parking spaces at the
14 Hub.

15 LEGISLATOR BYNOE: I agree. I
16 agree 100 percent. I'd like to hear more
17 about transformational. I would like to hear
18 that that advisory committee is spending time
19 on that. If we're not there yet we're not
20 going to be able to move forward because that
21 parking is essential. Thank you.

22 LEGISLATOR FORD: Thank you
23 Mr. Pally. I understand we don't want to rush
24 into anything. But I agree with the Presiding
25 Officer we haven't rushed into this at all. I

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2 have been here for 14 years and still talking
3 about this. Thankful we had the Coliseum
4 renovated. I also know when the Lighthouse
5 Project was proposed that had a lot of housing
6 in it, had a lot of density, and the Town of
7 Hempstead would not grant any of the variances
8 to allow any of that to be built. So that was
9 dead on arrival so to speak.

10 Going forward the town came up with
11 a plan that would be acceptable to them. And
12 I dare say that I don't think at this point
13 that there has been much change with that town
14 counsel that they would be willing to go along
15 with all of a sudden like this dream of maybe
16 2500 housing.

17 I understand that we have to come
18 up with a transformational type of project,
19 but I don't want to this all of a sudden two
20 or three years from now we're still waiting to
21 see if the town's going to allow us to
22 increase housing.

23 MR. PALLY: That's why I said the
24 county and whatever developer is selected and
25 whatever appropriate time can move forward

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2 with the projects as they are. We are
3 convinced in talking to people who have done
4 this around the country that that number is
5 not sufficient for a site of this size. That
6 may happen tomorrow. It may happen next
7 year. It may happen in five years. It may
8 never happen in that regard. But what we are
9 concerned is we are hopeful that people can,
10 the county and everyone, can attract a company
11 of this size and magnitude to make it, quote
12 unquote, transformational and special. Which
13 is obviously a definition which has to be
14 met.

15 We are hopeful that that's going to
16 happen. We believe increasing the housing
17 component will make it easier for it to
18 happen. But that doesn't mean it can't happen
19 on its own. We are just convinced that it
20 would be more of a transformational and
21 special project with additional housing. That
22 doesn't mean it's not going to be successful.
23 It just may be more successful in that regard
24 with additional. So, we're not looking to the
25 context of stopping it.

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2 LEGISLATOR FORD: I want to say
3 something. I appreciate Mr. Pally but also --
4 you want to speak?

5 MR. E. BLUMENFELD: No. I want
6 you to finish. You have to know when to cut
7 him off.

8 LEGISLATOR FORD: I know and we
9 did address it, Mr. Pally, I agree with the
10 additional housing and down the road it can be
11 changed. That was one of the questions I
12 posed to Mr. Blumenfeld that can you add on to
13 the housing because I think it is a key
14 component.

15 Also, I guess moving forward, if it
16 was designed that there will be an RFP, are
17 these other people that you have claimed had
18 they known there was a housing component in
19 this RFP are they the same people that will be
20 willing to respond to an RFP with the limit of
21 only 500 units of housing? Or are we going to
22 waste our time?

23 MR. PALLY: Yes.

24 LEGISLATOR FORD: This is my
25 concern.

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2 Also, as we talked about
3 transformational and we have to meet this
4 benchmark so New York State will grant us this
5 \$85 million. There was a slight warning from
6 Mr. Law who said that you know what? we would
7 like to say, yes, the state granted us this
8 money but there's no guarantee this year, next
9 year or two years from now if that property
10 stays vacant that that \$85 million is still
11 going to be there. We are right now between a
12 rock and a hard place. We have to try to find
13 the best thing.

14 I know one of the concerns up here,
15 I'm saying to the Blumenfeld Group, that every
16 slide that you showed us on every success
17 story so to speak, other than the Tanger Mall,
18 you had an anchor tenant like a sports team
19 and that's a concern.

20 That being said, I really think we
21 need to take a look at this to try to see how
22 we can move this. And I'm not saying fast.
23 We have to move in an intelligent manner. But
24 guess what? We still have to move and in a
25 timely manner. I'm afraid. I think waiting

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2 two or three years to come up with somebody to
3 develop this just is not going to sit well
4 with me. But that's all I have to say.

5 MR. PALLY: Or with him I'm sure.

6 MR. E. BLUMENFELD: No. I don't
7 have that much time. Siela you're back. I
8 want to get a definition of transformational.
9 I think transformational, and I only went to
10 Hofstra. I didn't go to Michigan. I didn't
11 go to Harvard. I just went right down the
12 street. I promised Stuart I was never going
13 to say I went there. I told him that in a
14 meeting. I wasn't allowed to say it.

15 Transformative to me means -- I'm a
16 Franklin Square kid. I grew up on Long
17 Island. If you take something that's a vacant
18 parking lot and you create a destination and
19 you create vibrancy and people come to it to
20 me that's transformational.

21 Now, you're asking me if in five
22 years, seven years they change the zoning in
23 Hempstead could we add? We're not going to
24 build everything at once because the Coliseum
25 is a living, breathing thing. You can't

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2 interfere with it. Everything has to be done
3 in phases.

4 To answer Councilman Ferretti's
5 argument, I know what it takes to build. Ten
6 years, five to ten years is a good estimate.
7 He's not going to want to admit it but he will
8 agree with me. We don't have time. I marched
9 on those fields when it was Mitchell Field in
10 the ROTC program. Enough already. You want
11 to take a visiting, listening tour we can go
12 all around the country and we'll be back here
13 in 2020 and say what are we going to do with
14 the Coliseum? What are we going to do with
15 the Hub?

16 We've been on this for three bids
17 already. So far everyone that the legislature
18 and then acting supervisor has gone after from
19 there, I don't know, 2004, I think it was,
20 five, nothing's happened. The only thing that
21 happened was the last administration with my
22 ex partner gave away five acres of prime real
23 estate and they took away 1,000 parking spots
24 because they're only required to put in 450
25 spots. And they're a great tenant, a great

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2 name, Sloan Kettering, glad to have them on
3 Long Island, my wife goes there, but they
4 should have put back over 1,000 spots and they
5 were only required to put in 450. That's
6 criminal.

7 I live on Long Island. I've been
8 here all my life. I want to see this
9 succeed. Every project we do we want to see
10 succeed. I want this a little bit more. He
11 may be right. He may be wrong. But when we
12 bid it it was in there. The 500 units were in
13 there when we bid and we were awarded the
14 Coliseum, Hub, whatever you want to call it,
15 rebuilding with Ratner. We had a dispute.
16 The dispute is over with. Let's get going.
17 Thank you all for your time.

18 LEGISLATOR NICOLELLO: Thank you
19 Ed thank you Mitch. I see Mr. John Durso in
20 the crowd as well. On behalf of Long Island
21 Federation of Labor I don't know if you want
22 to add anything to tonight's hearing.

23 MR. DURSO: Thank you
24 Mr. Presiding Officer. I've been listening
25 and I found this to be a rather interesting

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2 conversation. Some of the folks up here don't
3 know me. You were kind enough to introduce me
4 as Federation of Labor. For those who I don't
5 know, some of the newer legislators, that
6 means I represent 250,000 people here on Long
7 Island. I have the pleasure of serving on
8 Kevin and Stuart Rabinowitz's board of the
9 REDC and I'm part of that advisory committee
10 that everybody is so concerned about. I'm
11 very pleased to be able to be a part of that.

12 But this administration put
13 together this advisory board. They're here
14 four months. This project, as you said, and
15 those of us who have served from Suozzi's
16 project, Wang's project, Mangano's project all
17 the other variations, when this started my
18 hair was black, 50 pounds lighter and I had a
19 full mustache and Josh was probably in
20 kindergarten.

21 But the truth of the matter is
22 they're here four months. They're entitled to
23 get an idea of exactly what is going on and
24 that's what our jobs, as members of the
25 advisory, and it's strictly an advisory, we

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2 certainly aren't telling the administration
3 what to do. We are only offering our
4 opinions. And as you can see by the people
5 who have spoken, we all have our opinions.
6 But all of us are concerned about moving this
7 project forward. That's what I'm here to talk
8 about this evening is moving this project
9 forward.

10 The presentation I thought was
11 fabulous. It's actually a better presentation
12 tonight than the one we saw before. I was
13 really very pleased with it. But I don't
14 think there's anything wrong with taking a
15 breathe and looking around and then moving
16 forward quickly. We do not have the time to
17 waste. We need it for our county. We need it
18 for our citizens. We need it for our county.
19 And as Steven asked, okay if I call you Steven
20 or I have to call you legislator.

21 LEGISLATOR RHOADS: You can call
22 me anything you want.

23 MR. DURSO: I usually do. The
24 truth of the matter is, when it gets built and
25 it will be built union labor I have no doubt,

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2 we will bring it in on time or before time and
3 on budget or under because that's what we do.
4 Whether it takes five or ten years with the
5 different changes that will be there we got to
6 get started. We want to get started. You
7 have a partner in the Town of Hempstead that
8 wants to move this forward. You have
9 willingness of the community, you have the
10 willingness of the different groups here that
11 all want to move this forward.

12 We got to do it right. We have to
13 take a breath. Take a look at it and then
14 move forward.

15 We talked about transformational.
16 I thought your explanation of transformational
17 was good. I didn't go to Hofstra. I barely
18 got into Nassau. But it's going to change our
19 community. That's what this project is going
20 to do. Change our community. With Kevin's
21 help and Stuart Rabinowitz's help as leaders
22 of the REDC they will make that fight and
23 whatever we in labor can do to help we will be
24 there.

25 But the county executive, to her

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2 credit, has put these people together to
3 advise her. That's our job and that's what
4 we're going to do. Then we're going to give
5 her our opinions. She'll make the decision,
6 and hopefully all of you will work together,
7 regardless of what side of the aisle you're
8 on, for the betterment of our county. I
9 appreciate you giving me the time to say a few
10 words.

11 LEGISLATOR NICOLELLO: Thank you
12 very much John.

13 We have finished the presentations
14 but we have a couple of people raising their
15 hands. Come up, state your name and your
16 address and go from there.

17 MS. RUBIN: I'm Karen Rubin. I'm
18 a columnist with Blind Slate Media News and
19 Photo Features. As I listen may I make an
20 observation that will be in my column but an
21 observation that doesn't really impact delay
22 of whatever but I would just make the
23 suggestion from what you said it's too top
24 heavy in terms of discretionary spending. And
25 I would agree with these two other fellows who

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2 said it should have more of the bio sciences
3 component, with the tech component to it and
4 more housing to balance out.

5 Because as you explained the uses
6 of the various parcels now it's too weighted
7 to these wonderful -- the race cars, the this,
8 the that. I'm suggesting going forward you
9 need a project that will weather whatever the
10 economy is doing. That it has a purpose of
11 its own.

12 I do have a question that a planner
13 can ask. Can 500 units support a grocery
14 store? You kind of need the number of
15 residences to support not a dry cleaners but a
16 grocery store. Thank you.

17 LEGISLATOR NICOLELLO: Thank
18 you.

19 MR. KAPEL: Good evening. My name
20 is Dave Kapel. I'm a member of the Hub
21 Advisory Committee. I'm also a consultant to
22 the Rausch Foundation and I'm a resident of
23 Greenpoint, all the way out on the East End.

24 The Rausch Foundation in its first
25 report in 2004 quantified the brain drain on

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2 Long Island. Which is exactly what Legislator
3 Lafazan was talking about and so succinctly
4 described as I think the quintessential
5 problem facing our region which is that young
6 people can't find jobs that pay enough to pay
7 Long Island rents. I would submit that a
8 transformational project is one that would
9 solve that problem. It would create economic
10 development at the Hub that would include jobs
11 that would allow people that work at those
12 jobs to live in the housing that we're talking
13 about building. Whether it's 500 units or
14 1,000 units. Whatever it is. It may well be
15 that the Blumenfeld proposal can do that. But
16 I think this is a question that needs to be
17 explored really carefully.

18 I want to say on behalf of the
19 Rausch Foundation I'm gratified that the
20 legislature has taken time obviously to look
21 at the index report on the Hub and that the
22 Blumenfeld Group has obviously looked at it
23 very closely and even incorporated some of the
24 principles of that report in their latest
25 proposal. That's a gratifying thing for us.

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2 I also want to say that the
3 discussion of a proper transit link utilizing
4 the existing Long Island Railroad right of
5 ways from Mineola to the site is a very
6 important development, and I applaud the
7 legislature and Blumenfeld for considering
8 that.

9 I'd like to say one last thing. If
10 the index report is important, and it
11 obviously is because it's being considered to
12 the extent it is, I would like to make an
13 offer to the legislature. And that is to have
14 the consultant that prepared that report, who
15 is true expert on the question of innovative
16 districts, to come and make a presentation of
17 that report to your legislature. I'm not
18 equipped or competent to do that tonight but I
19 offer that to you. If you want to schedule
20 that I would be happy to arrange.

21 LEGISLATOR NICOLELLO: We will
22 take you up on that. Thank you Mr. Kapel.

23 MS. KYLE: I'm Elisa Kyle with
24 Vision Long Island placemaking director and
25 also a member of the advisory committee.

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2 I want to, given how late it is I
3 will be very brief, but I want to second or
4 third, possibly fourth what some of the
5 previous speakers had said. Though moving
6 forward in a timely manner is obviously
7 essentially since how many years this project
8 has taken, we do want to make sure we are
9 moving ahead in the right direction. Once
10 it's built it's built. We just want to take
11 this time to have a pause, make sure we
12 evaluate all our options and move forward.
13 Looking at seeing if there are other ideas.
14 Not to discount their proposal, but just to
15 see what other ideas are out there before we
16 go ahead and make a final decision on this.
17 Thank you.

18 LEGISLATOR NICOLELLO: Thank you
19 Ms. Kyle.

20 MR. RICHMAN: Good evening. My
21 name is Todd Richman. I live in Old
22 Westbury. This was an awesome hearing by the
23 way, and I'm really proud to be a Nassau
24 County resident. The fact that you've been
25 here for three and a half hours and you do

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2 this more than once a month I will tell you
3 that I'm definitely for the raise you guys
4 gave yourselves and if should be adjusted to
5 inflation every single year.

6 Twelve years I was on the
7 Lighthouse Steering Committee. According to
8 Ed and his team it would be built by now. We
9 wasted a tremendous amount of time. I'm very
10 active in Museum Row as well, so I was glad to
11 hear what you said as well.

12 I just want to make sure we're not
13 being penny-wise pound foolish. The zoning
14 and all of that stuff from ten years ago, the
15 fact that we have Belmont coming is probably
16 going to make the Nassau Coliseum irrelevant.
17 U2 is not going to be performing at the Nassau
18 Coliseum. It's going to be performing at
19 Belmont along with so many other things that I
20 worry that it's going to become a wasteful
21 thing that's going to close down and you're
22 going to have this great development that
23 they're talking about building and you're
24 going to have something that's open for out of
25 business.

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2 I agree with what the county
3 legislator from the second district said. I
4 think we need to think big. This will be
5 transformational but how do we differentiate
6 it from all the other developments out there?
7 We need more than go carts. We need more than
8 golf. Long Island was the first suburban
9 district. We built Levittown. The rest of
10 the country followed us. I had to leave
11 during your presentation because I had to go
12 pick up my son at the Hofstra bubble and then
13 I came back and I saw what a wasteland the
14 Nassau Coliseum and that whole area was.

15 So, once again, we need to think
16 big. We need to dream big. Long Island put a
17 man on the moon. We should expect a lot more,
18 and I'm looking forward to seeing whatever Ed
19 and other people do in terms of thinking to
20 the next level. Thank you.

21 LEGISLATOR NICOLELLO: Thank you
22 Mr. Richman.

23 MR. UGALDI: My name is Mariana
24 Ugaldi. I'm in the Uniondale Chamber of
25 Commerce. I lived in Uniondale for 25 years.

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2 I've lived in Nassau County basically my
3 entire life. Born and raised on North Shore.
4 I don't really see anyone here from
5 Uniondale. The problem is with all these
6 projects that have been proposed for the last
7 nearly 50 years it's like there's no
8 consideration to the community that actually
9 lives there.

10 Our schools have about 40 percent
11 of undocumented students that we can't find
12 the authorities to help us even reign that
13 in. There is no will as far as the school
14 goes. We are in a bitter fight with the
15 school district over a \$400 million bill they
16 want to add this year. You guys just want to
17 add more people, more housing and no
18 consideration who on earth is going to pay for
19 this. We're basically a gangland south of the
20 place you're proposing. Yet I don't see
21 anymore resources being deployed there to
22 address any of this.

23 On top that, the traffic in
24 Uniondale is unbearable. To move any more
25 buses through there is laughable. As someone

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2 brought that up to me the other day, look at
3 traffic right now as we're standing here on
4 Uniondale Avenue. It doesn't move. To add
5 more buses back and forth doesn't help. If
6 you want to do anything more transformative,
7 screw that shit.

8 And you need rail. You need a rail
9 transportation. When you have to get to work
10 to Manhattan like I do and be at CBS in the
11 morning there's nowhere to park. I've had to
12 go to Mineola. I've had to go to every train
13 station all the way out to Douglaston looking
14 for parking on my way out to work until the
15 point it's useless or the rail is unreliable
16 at times.

17 But the problem is you want to add
18 more and more density and there's no thought
19 to the water. None of the infrastructure.
20 None of the problems that are going on in the
21 community. Just want to add more density to
22 it. It already takes 20 minutes to get to
23 Hempstead Turnpike. With this it will make it
24 about 25, 30 minutes just to get out of town.
25 I still have another 90 minutes before I get

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2 to work.

3 I'm not alone. The reason most
4 people aren't here because the community I
5 live in most people there work two or three
6 jobs. People are stressed beyond their
7 means. There's one in ten homes that is in
8 some state of foreclosure there and all you
9 guys want to do is party down like there's no
10 tomorrow with the Coliseum. Does no one have
11 any consideration for the town employees that
12 have lived there forever? All the civil
13 servants that live there. All I hear is this
14 constant let's bring Queens out to the
15 suburbs. Why? This is the suburbs. People
16 live here because it's the suburbs not because
17 it's the next Queens on the move. That's it.
18 Thank you.

19 LEGISLATOR NICOLELLO: Thank you
20 for coming. I don't see any other speakers.
21 I want to thank everyone for coming. For all
22 your patience, for the presentations and the
23 information that we shared tonight. This is
24 exactly how this process should unfold in
25 terms of people's opinions and having all of

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2 the information before the people. Thank you
3 again.

4 (TIME NOTED: 10:09 P.M.)

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CERTIFICATION

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

THAT the foregoing is a true and
accurate transcript of my stenographic
notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this sixth day of
May 2018

FRANK GRAY