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NASSAU COUNTY LEGISLATURE

RICHARD NICOLELLO,  
Presiding Officer

FINANCE COMMITTEE

HOWARD KOPEL, Chairman

1550 Franklin Avenue  
Mineola, New York

Monday, March 12, 2018  
6:08 P.M

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

HOWARD KOPEL,  
Chairman

VINCENT MUSCARELLA,  
Vice Chairman

TOM MCKEVITT

ROSE MARIE WALKER

ELLEN BIRNBAUM,  
Ranking

ARNOLD DRUCKER

DEBRA MULE

MICHAEL PULITZER,  
Clerk of the Legislature

LIST OF SPEAKERS

LESLIE ROTHCHILD.....	4
MARYELLEN LAURAIN.....	5
TOM DELANEY.....	7
ANDY PERSICH.....	9
STEVE CORTE.....	16
KEN ARNOLD.....	17
TED HOMMEL.....	27
SEAN REINEY.....	27
MEREDITH MILGRAM.....	30
DAVE GALLO.....	31

1 Finance Committee/3-12-18

2 CHAIRMAN KOPEL: I will call the  
3 Finance Committee to order. I am here.  
4 Mr. Muscarella is here. Mr. McKevitt is  
5 here, Ms. Walker. Ms. Birnbaum, ranking  
6 member, is here. Mr. Drucker, there you  
7 are. And Ms. Mule. We have a quorum.

8 I'm going to begin with number  
9 78. We will come back to the first few  
10 items. It's an ordinance supplemental to  
11 annual appropriation ordinance in connection  
12 with the Office of Emergency Management.

13 LEGISLATOR WALKER: So moved.

14 LEGISLATOR BIRNBAUM: Second.

15 CHAIRMAN KOPEL: Moved by  
16 Legislator Walker, seconded by Legislator  
17 Birnbaum. Who do we have here, ladies?

18 MS. ROTHSCILD: Legislator  
19 Kopel, we are calling Andy Persich right  
20 now. He had a meeting. We are getting him  
21 down here right this second if you want to  
22 skip to something else.

23 CHAIRMAN KOPEL: Motion to table.

24 LEGISLATOR MUSCARELLA: So moved.

25 LEGISLATOR DRUCKER: Second.

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2 CHAIRMAN KOPEL: Moved by  
3 Legislator Muscarella, seconded by  
4 Legislator Drucker. All those in favor  
5 signify by saying aye.

6 (Aye.)

7 Those opposed?

8 (No verbal response.)

9 We are tabled.

10 Number 79 is an ordinance  
11 supplemental to the annual appropriation in  
12 connection with the Health Department.

13 LEGISLATOR WALKER: So moved.

14 LEGISLATOR MULE: Second.

15 CHAIRMAN KOPEL: Moved by  
16 Legislator Walker, seconded by Legislator  
17 Mule.

18 MS. LAURAIN: Good afternoon.

19 MaryEllen Laurain, Department of Health.

20 Item 79-18 is a supplemental appropriation  
21 in the amount of \$20,000. This is for  
22 improving HIV outcomes through  
23 collaboration. 100 percent funded through  
24 the National Association of City and County  
25 Health Officials.

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2 CHAIRMAN KOPEL: Do we have any  
3 further questions on this item?

4 (No verbal response.)

5 Is there any public comment?

6 (No verbal response.)

7 All those in favor signify by  
8 saying aye.

9 (Aye.)

10 Those opposed?

11 (No verbal response.)

12 The item passes unanimously.

13 Number 80 is an ordinance  
14 supplemental to annual appropriation  
15 ordinance in connection with the Office of  
16 Emergency Management.

17 LEGISLATOR WALKER: So moved.

18 LEGISLATOR BIRNBAUM: Second.

19 CHAIRMAN KOPEL: Moved by  
20 Legislator Walker, seconded by Legislator  
21 Birnbaum.

22 MS. ROTHSCHILD: We have Tom  
23 Delaney to speak on 78 and 80.

24 CHAIRMAN KOPEL: Motion to  
25 untable.

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2 LEGISLATOR WALKER: So moved.

3 LEGISLATOR MCKEVITT: Second.

4 CHAIRMAN KOPEL: Moved by

5 Legislator Walker, seconded by Legislator

6 McKevitt. All those in favor of untabling?

7 (Aye.)

8 Any opposed?

9 The item is untabled. Sir.

10 MR. DELANEY: Tom Delaney, Nassau

11 County OEM. Sorry for that confusion. I

12 was kind of waiting for a motion, like an

13 indication.

14 Anyway, we have two supplemental

15 appropriations, number 78 is for \$503,492.

16 That's for our emergency management

17 performance grant. That's forwarded to us

18 from the Department Of Homeland Security

19 pass through New York State.

20 What it allows us to do with a 50

21 percent cost match is to pay for the Office

22 of Emergency Management salary and fringe.

23 I take my general fund budget and use that

24 as a cost match.

25 CHAIRMAN KOPEL: These are things

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2 that we have to do anyway? Planning to do  
3 regardless?

4 MR. DELANEY: It's free money if  
5 we turn it away, we turn away a half a  
6 million bucks.

7 CHAIRMAN KOPEL: I like free  
8 money. And the other?

9 MR. DELANEY: Any questions on  
10 how this works? The other item is 80.  
11 That's for an \$856,000 grant directly from  
12 New York State for interoperate  
13 communication.

14 The Nassau County Police  
15 Department is using this to build out the  
16 new 500 megahertz communication system which  
17 is going to replace the existing 700. No  
18 cost match on this.

19 CHAIRMAN KOPEL: Do we have any  
20 questions on this item?

21 (No verbal response.)

22 Is there any public comment?

23 (No verbal response.)

24 All those in favor of 78 and 80  
25 signify by saying aye.



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2 (Aye.)

3 Those opposed?

4 (No verbal response.)

5 They both pass.

6 Number 82 which is a transfer of  
7 appropriations for the year 2017.

8 LEGISLATOR WALKER: So moved.

9 LEGISLATOR MUSCARELLA: Second.

10 CHAIRMAN KOPEL: Moved by  
11 Legislator Walker, seconded by Legislator  
12 Muscarella.

13 MR. PERSICH: Andy Persich,  
14 Office of Management and Budget. The item  
15 before you is a temporary funding source for  
16 the suits and damages for the County  
17 Attorney's Office until we come up with a  
18 plan for the receipt of funding.

19 CHAIRMAN KOPEL: How much money  
20 are we talking about? Are we talking about  
21 \$23 million?

22 MR. PERSICH: This is a portion  
23 of it, yes.

24 CHAIRMAN KOPEL: \$23 million from  
25 suits and damages?

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2 MR. PERSICH: Correct.

3 CHAIRMAN KOPEL: And you are  
4 going to transfer this to?

5 MR. PERSICH: Transferring it  
6 from fringe benefits temporarily into the  
7 suits and judgments. So the County  
8 Attorney's Office has some money to pay some  
9 other settlements out of it.

10 CHAIRMAN KOPEL: What's the plan  
11 in terms of --

12 MR. PERSICH: I'm working on it  
13 right now, legislator.

14 CHAIRMAN KOPEL: Won't this leave  
15 you short, leave you awfully short for  
16 fringes and so forth?

17 MR. PERSICH: We are working on a  
18 plan as part the plan for the NIFA memo to  
19 the 15th of March to come up with ways to  
20 fund this. I will be adding this back at  
21 the end of the year.

22 CHAIRMAN KOPEL: Do we have any  
23 assurance that this is not going to --

24 MR. PERSICH: I can't. I can't  
25 leave this out there because if I do I will

1 Finance Committee/3-12-18

2 be short in health insurance or pension  
3 benefits.

4 CHAIRMAN KOPEL: That's my  
5 concern.

6 MR. PERSICH: Mine too. But  
7 until I have an appropriation in place to  
8 fund this, they have settlements that accrue  
9 interest that if I don't have this funding  
10 in place egg, he's not going to be able to  
11 pay out settlements.

12 CHAIRMAN KOPEL: So the interest  
13 is accruing at what rate?

14 MR. PERSICH: It varies but it's  
15 usually nine percent on judgements.

16 CHAIRMAN KOPEL: And we have  
17 judgements that require the transfer of \$23  
18 million?

19 MR. PERSICH: No. Because when  
20 we originally made the Restivo payment we  
21 used funding from a budget appropriation for  
22 this source.

23 I'm putting money back in that  
24 line item for him to use, to fund his other  
25 judgments and claims.

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2 CHAIRMAN KOPEL: I'm sorry, but  
3 do you need \$23 million for that?

4 MR. PERSICH: His original was  
5 originally \$23 million in that line, yes.

6 CHAIRMAN KOPEL: So you are fully  
7 funding this for the full year.

8 MR. PERSICH: Well, it's only a  
9 partial funding. It's only the difference  
10 of what the Restivo payment was. It gives  
11 him a little breathing room to pay out some  
12 small settlements.

13 CHAIRMAN KOPEL: So small  
14 settlements you don't need \$23 million.

15 MR. PERSICH: No. But when we  
16 made the Restivo payment, what happened was,  
17 we had to put it into a budget appropriation  
18 in order to pay it out. Systematically  
19 that's what needed to happen.

20 When we did that, we've exceeded  
21 the appropriation by that amount.

22 CHAIRMAN KOPEL: When do you  
23 expect to have your plan?

24 MR. PERSICH: I can't give a  
25 definitive date yet, but we have something

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2 working where we have to get something to  
3 NIFA by the 15th of March.

4 CHAIRMAN KOPEL: Sp what is the  
5 point of this? If that's the case, we're  
6 talking about days, why are we going through  
7 this exercise?

8 MR. PERSICH: The purpose was,  
9 until we finalize everything, because there  
10 is going to be a lot of back and forth even  
11 with the NIFA plan, I think this gives him  
12 some flexibility into paying out some of the  
13 settlements he has.

14 CHAIRMAN KOPEL: But I'm still  
15 confused about why we need to transfer a  
16 full \$23 million. I mean some flexibility  
17 on a very short term basis, it would seem  
18 like a million dollars or \$2 million would  
19 serve you just fine.

20 MR. PERSICH: The problem is that  
21 when the Restivo was paid out, if you look  
22 in the system, the financial system, it made  
23 the balance in that appropriation negative,  
24 which means we can't do anything now.

25 CHAIRMAN KOPEL: Negative by how

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2 much?

3 MR. PERSICH: By almost \$23  
4 million. It's a \$43 million settlement.  
5 There was \$20 million in there. So I'm  
6 giving him a little bit more by just a  
7 temporary fix to have him pay out some  
8 settlements.

9 CHAIRMAN KOPEL: I understand.  
10 So until you fully fund that line you can't  
11 pay anything out?

12 MR. PERSICH: It's a temporary  
13 fix, is all it is, but it's a systematic  
14 thing that creates a lot of work on the back  
15 end when we have to override and do a lot of  
16 stuff to judgments out.

17 CHAIRMAN KOPEL: You have some  
18 realistic plans in the works there?

19 MR. PERSICH: There are very  
20 realistic plans in the works.

21 CHAIRMAN KOPEL: Any other  
22 questions from legislators?

23 (No verbal response.)

24 Is there any public comment?

25 (No verbal response.)

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2 All those in favor signify by  
3 saying aye.

4 (Aye.)

5 Any opposed?

6 (No verbal response.)

7 The item passes unanimously.

8 Item 84, a local law to amend the  
9 administrative code with respect to partial  
10 tax exemptions for persons who rendered  
11 military service for the United States  
12 during the Cold War as authorized by Section  
13 458 of the New York State Real Property Tax.

14 LEGISLATOR WALKER: So moved.

15 LEGISLATOR MCKEVITT: Second.

16 CHAIRMAN KOPEL: Moved by  
17 Legislator Walker, seconded by Legislator  
18 McKevitt. Anyone here from the  
19 administration? No? This went through the  
20 Veterans Committee I understand. If every  
21 one is good with this, why don't we just  
22 vote. All those in favor say aye.

23 (Aye.)

24 Any opposed?

25 (No verbal response.)

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2 The item passes unanimously.

3 I'm going to call the next three  
4 items together, 85, 86, and 87 all of which  
5 are authorizing the county assessor to  
6 partially exempt certain real properties  
7 from real estate taxes, two in the Town of  
8 Hempstead, and 87 would be in the Town of  
9 Oyster Bay.

10 LEGISLATOR MUSCARELLA: So moved.

11 LEGISLATOR DRUCKER: Second.

12 CHAIRMAN KOPEL: Moved by  
13 Legislator Muscarella, seconded by  
14 Legislator Drucker.

15 MR. CORTE: Good afternoon, Steve  
16 Corte, Department of Assessment. The three  
17 resolutions are to partially exempt a  
18 variety of properties.

19 Some of these are exemptions that  
20 are going back on the roll. Some are  
21 chapter bills. It's a variety. It's broken  
22 into the three towns obviously that's where  
23 the receivers are.

24 CHAIRMAN KOPEL: Thank you. Any  
25 questions?



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2 (No verbal response.)  
3 Is there any public comment?  
4 (No verbal response.)  
5 All those in favor signify by  
6 saying aye.  
7 (Aye.)  
8 Those opposed?  
9 (No verbal response.)  
10 The items pass unanimously.  
11 Number 88 is an ordinance to  
12 amend the capital budget for 2016.  
13 LEGISLATOR MCKEVITT: So moved.  
14 LEGISLATOR BIRNBAUM: Second.  
15 CHAIRMAN KOPEL: Moved by  
16 Legislator McKevitt, seconded by Legislator  
17 Birnbaum.  
18 MR. ARNOLD: Ken Arnold, Public  
19 Works. 88-18 is a capital budget amendment  
20 to add funding for the assessment capital  
21 project at the cost of \$2.2 million.  
22 CHAIRMAN KOPEL: I think this one  
23 was beaten to death previously. Any  
24 questions?  
25 (No verbal response.)

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2 Is there any public comment?

3 (No verbal response.)

4 Hearing none, all those in favor  
5 signify by saying aye.

6 (Aye.)

7 Those opposed?

8 (No verbal response.)

9 The item passes unanimously.

10 Thank you, sir.

11 89 is to authorize bonds to  
12 finance this item in the amount of  
13 \$2,200,000. Motion?

14 LEGISLATOR WALKER: So moved.

15 LEGISLATOR DRUCKER: Second.

16 CHAIRMAN KOPEL: Moved by  
17 Legislator Walker, seconded by Legislator  
18 Drucker.

19 I think we all know what that is.  
20 There is no reason to talk about that. We  
21 will move that and we will have I'm sure  
22 another debate in the Full Leg. So all  
23 those in favor -- you are going to ask  
24 questions. Mr. Arnold, you are going to  
25 field these? Mr. Arnold, you are back on

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2 the hot seat. Legislator Birnbaum.

3 LEGISLATOR BIRNBAUM: Well, I  
4 don't know if the question really is for  
5 Mr. Arnold, but I think it's more of an  
6 assessment question.

7 MR. ARNOLD: Assessment is here.

8 LEGISLATOR BIRNBAUM: I know we  
9 heard this afternoon on and on about funding  
10 this bond ordinance that's for the contract,  
11 but I just want to make a general comment  
12 about the Department of Assessment.

13 I've been saying for months if  
14 not for over the last couple of years that I  
15 believe strongly that Nassau County needs a  
16 Commissioner of Assessment. We need to  
17 strengthen our own Assessment Department.

18 I don't know what is in the works  
19 with the administration about getting a new  
20 Commissioner and beefing our own assessment  
21 staff so we don't have to continually pay  
22 money to outside contractors to do the work  
23 that should be done by the county.

24 Is there anything you can say  
25 about the Assessment Department? What is

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2 your title there now?

3 MR. CORTE: I can tell you that I  
4 have I have had multiple conversations with  
5 Deputy County Executive Page on the topic of  
6 staffing. We are currently working on that  
7 to bring it back to some of the levels that  
8 we had before. Not so much in terms of the  
9 number or the quantity but the quality of  
10 people to address the issues that you spoke  
11 of.

12 Certainly maintenance of any  
13 assessment roll is essential. You can do  
14 all the revals you want if you don't  
15 maintain your values year after year, we are  
16 going to keep doing what we're doing now.

17 So we've been having those  
18 discussions where we've been doing that  
19 these last several days.

20 Hopefully we will come to a quick  
21 conclusion on that but we are working  
22 towards that.

23 As far as the assessor is  
24 concerned, that's chosen by the County  
25 Executive.

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2 CHAIRMAN KOPEL: Legislator

3 Drucker.

4 LEGISLATOR DRUCKER: Thank you.

5 Mr. Corte, it has to be more than just

6 quality when you're talking about your

7 staffing being down from a high of 235 to

8 111, something like that.

9 How are you going to fill that or

10 come close to it just by filling it with

11 some quality people, is that going to be

12 enough for the revals?

13 MR. CORTE: For the revals, we

14 have two outside vendors assisting us, so

15 it's the short term that's the fix there.

16 But over the long term, to

17 maintain the roll and keep it at the level

18 we need to have it at, that's where we need

19 quality people to do this, highly skilled

20 and trained people.

21 We had that at one time. Over

22 time we lost that through the layoff,

23 through attrition.

24 LEGISLATOR DRUCKER: How soon do

25 you think you need to have the staffing

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2 increased, if you're talking about short  
3 term and long term, how long can you get  
4 away with the short term?

5 MR. CORTE: Probably this year.  
6 Going into next year we'll need to upgrade  
7 our staff.

8 LEGISLATOR DRUCKER: Is that what  
9 you're talking about now in terms of filling  
10 it? You're talking about doing stuff for  
11 next year? You're not talking about doing  
12 anything in the immediate --

13 MR. CORTE: If we can do it right  
14 now, certainly we will do that absolutely.

15 LEGISLATOR DRUCKER: Are you able  
16 to do things immediately?

17 MR. CORTE: That's why I'm having  
18 these discussions with the Deputy County  
19 Executive. Obviously money is an issue.  
20 These are things that I have been having  
21 discussions with him and the budget director  
22 on.

23 LEGISLATOR DRUCKER: If the bond  
24 ordinance were not to be passed, how would  
25 the contracts be paid for? The systematic

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2 revals, how would --

3 MR. CORTE: It would stop.

4 LEGISLATOR DRUCKER: It would  
5 stop.

6 CHAIRMAN KOPEL: Anyone else?  
7 Legislator Mule.

8 LEGISLATOR MULE: It's not a  
9 question, it's just a brief comment.

10 I certainly listened to all the  
11 comments that went on today, all the  
12 questions, and of course everyone here is in  
13 agreement that the system is deeply deeply  
14 broken and needs to be fixed and tremendous  
15 inequalities and injustices to many people  
16 for far too long.

17 I'm certainly in favor of a reval  
18 and doing what we need to do to get that to  
19 happen. What I'm concerned about is, as we  
20 go into the future, how that process -- and  
21 I think this is what Legislator Bynoe was  
22 talking about, how that process moves  
23 forward in terms of how long do the  
24 inequalities exist because of the caps that  
25 are in existence?

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2 So are the people who are  
3 currently shouldering an unfair burden, how  
4 long are they going to have to continue  
5 shouldering that burden?

6 We know people don't want to have  
7 their taxes go up. They've been getting the  
8 benefits of not paying as much because they  
9 have been grieving. I'm one of them been  
10 grieving grieving grieving because that's  
11 what we needed to do. We certainly need to  
12 fix that system. But I think we need to be  
13 very careful and deliberate about how we do  
14 it, so that inequalities do not continue to  
15 exist. Thank you.

16 CHAIRMAN KOPEL: Thank you.  
17 Anyone else?

18 LEGISLATOR DRUCKER: Yes. One  
19 more question. Mr. Corte, you are very  
20 experienced in assessments. You have been  
21 to workshops. I have seen you at workshops.

22 Do you have an opinion on the  
23 best method to arrive at a fair and balanced  
24 assessment level that will impact people of  
25 all districts in a fair way? And whether or



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2 not it's a graduated phase then or is it  
3 something that you have an opinion about how  
4 fast we get to 100 percent, and what is your  
5 opinion on the affect on taxpayers in terms  
6 of how we get to 100 percent assessed value?

7 MR. CORTE: I've shared some of  
8 those opinions with the task force. So I'm  
9 somewhat leaving it in their hands. I  
10 appear there when they need my help.

11 I have a variety of opinions.

12 LEGISLATOR DRUCKER: I'm  
13 interested in your opinion. You have a lot  
14 of experience in this.

15 MR. CORTE: I don't think I'm at  
16 liberty to do that at this juncture. I have  
17 given all those opinions to the task force  
18 so I would just leave it to them at this  
19 point.

20 LEGISLATOR DRUCKER: You'd rather  
21 not?

22 MR. CORTE: No. I shared all my  
23 opinions with them, the pros and cons of  
24 everything being done, but that's decision  
25 is up to them. So I will leave it there if

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2 I could.

3 LEGISLATOR DRUCKER: But your  
4 expertise is certainly relevant to our  
5 dialogue and discussion today.

6 MR. CORTE: I just don't know if  
7 I'm prepared to answer all of that right now  
8 to be honest with you.

9 LEGISLATOR DRUCKER: Thank you.

10 CHAIRMAN KOPEL: Anyone else?

11 (No verbal response.)

12 Is there any public comment?

13 (No verbal response.)

14 All those in favor of the item  
15 signify by saying aye.

16 (Aye.)

17 Any opposed?

18 (No verbal response.)

19 The item passes unanimously.

20 Now we've got Number 97 which is  
21 a resolution to authorize an exemption and  
22 pilot for the Grand Street Apartment Housing  
23 Development Fund Company and North Hempstead  
24 Housing Authority.

25 LEGISLATOR WALKER: So moved.

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2 LEGISLATOR MULE: Second.

3 CHAIRMAN KOPEL: Moved by  
4 Legislator Walker, seconded by Legislator  
5 Mule.

6 MR. HOMMEL: Ted Hommel from the  
7 County Attorney's Office. This is a tax  
8 exemption and pilot agreement for property  
9 in New Cassel presently owned by the Town of  
10 North Hempstead which the North Hempstead  
11 Housing Authority plans to develop for  
12 senior housing.

13 We have with us Sean Reiney from  
14 the North Hempstead Housing Authority and  
15 also counsel Meredith Milgram who can  
16 explain the project.

17 MR. REINEY: Good evening,  
18 chairman and members of the committee. My  
19 name is Sean Reiney, I'm the executive  
20 director for the North Hempstead Housing  
21 Authority. The North Hempstead Housing  
22 Authority is requesting approval for a 32  
23 year pilot for 100 percent senior affordable  
24 development called Grand Street apartments.  
25 It's located in New Cassel.

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2 We are proposing a 77 unit module  
3 affordable development which rents range  
4 from \$700 to \$1,300 a month.

5 The pilot has received unanimous  
6 approval from both the Town of North  
7 Hempstead and the Westbury School District.

8 CHAIRMAN KOPEL: What's the  
9 status of this property now?

10 MR. REINEY: This property right  
11 now is owned by the Town of North Hempstead.  
12 It's been owned by the Town of North  
13 Hempstead or not for profit for the last 40  
14 years.

15 CHAIRMAN KOPEL: So it's not  
16 currently on the tax roll?

17 MR. REINEY: No. It was a school  
18 that converted into like a day care after  
19 school program and then converted to the  
20 town.

21 CHAIRMAN KOPEL: This pilot, what  
22 would be the affect of it, what is the  
23 extent of the exemption that it would grant?

24 MR. REINEY: Well, it's a 32 year  
25 pilot for a senior development. We were

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2 asked by both the community leaders, our  
3 local elected officials along with the  
4 school district to seriously consider the  
5 impact of a family affordable development on  
6 the school district.

7 That's why this development has  
8 been proposed as a senior development.

9 The property has been rezoned for  
10 senior affordable development.

11 CHAIRMAN KOPEL: Thank you, but  
12 you have not answered the question.

13 My question was, is this a full  
14 pilot? This is a pilot. Will they be  
15 paying some taxes?

16 MR. REINEY: Yes, the schedule  
17 should be in the agreement.

18 CHAIRMAN KOPEL: Which is what  
19 percentage?

20 MR. REINEY: It's basically based  
21 on the value of other affordable housing  
22 developments that we have in the Town of  
23 North Hempstead.

24 Again, we worked with the school  
25 district's finance department, county

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2 assessor.

3 CHAIRMAN KOPEL: What I'm asking  
4 you is, is this a percentage of the market  
5 value?

6 MR. REINEY: It's a percentage of  
7 the income approach of this property.

8 CHAIRMAN KOPEL: Do you know what  
9 that percentage is?

10 MR. REINEY: I can get Dave Gallo  
11 up here from Georgica Green. He is a  
12 developer. Handled the finance end of it.  
13 He can probably speak a little more detail  
14 to it.

15 CHAIRMAN KOPEL: What I'm getting  
16 at is what is the effect to the taxing  
17 authorities. Obviously all the taxing  
18 authorities will be getting some and --

19 MR. REINEY: Right now you are  
20 getting zero. So I believe the first year  
21 pilot is 30 or \$35,000 and then it has two  
22 percent escalations every year. Again, no  
23 kids in the school district so you don't  
24 have an impact there.

25 MS. MILGRAM: Meredith Milgram,

1 Finance Committee/3-12-18

2 I'm a partner at the law firm of Berkman  
3 Henoch Peterson Peddy & Fenchel and I'm  
4 counsel to this project.

5 In connection with the pilot,  
6 just first to give you the legal basis.  
7 North Hempstead Housing Authority created  
8 and sponsored what is called a Housing  
9 Development Fund Corporation.

10 CHAIRMAN KOPEL: We get that.

11 MS. MILGRAM: You get all past  
12 that, so basically it's a 32 year pilot to  
13 coincide with the issuance of tax free  
14 bonds. The pilot starts at \$35,000 per year  
15 for the first year increasing annually at  
16 two percent. I want to introduce Dave Gallo  
17 who handled the financing on behalf of North  
18 Hempstead Housing Authority.

19 CHAIRMAN KOPEL: \$35,000  
20 represents what percentage of --

21 MS. MILGRAM: That's why I want  
22 to bring up Dave Gallo.

23 CHAIRMAN KOPEL: That was the  
24 only question actually.

25 MR. GALLO: Good evening. Dave

1 Finance Committee/3-12-18

2 Gallo. President of Georgica Green  
3 Ventures, co-developer for the North  
4 Hempstead Housing Authority.

5 While the building is based upon  
6 affordable housing and while the rents are  
7 not completely finalized with the state, I  
8 think that the assessed amount of \$35,000  
9 would represent roughly 75 percent of the  
10 tax value based on those rents.

11 CHAIRMAN KOPEL: That would  
12 represent about 35 percent?

13 MR. GALLO: About 75 percent I  
14 said.

15 CHAIRMAN KOPEL: About 75 percent  
16 of the full assessed value.

17 MR. GALLO: Which is still --

18 CHAIRMAN KOPEL: That was the  
19 question.

20 MR. GALLO: Understood, yes.

21 CHAIRMAN KOPEL: Do we have any  
22 further questions?

23 (No verbal response.)

24 Is there any public comment?

25 (No verbal response.)



1 Finance Committee/3-12-18

2 All those in favor signify by  
3 saying aye.

4 (Aye.)

5 Those opposed?

6 (No verbal response.)

7 The item passes unanimously.

8 Thank you.

9 We are going to go back now to  
10 the first three items, I will call them  
11 together and we're going to have a recusal,  
12 but 68, 69 and 70 all relate to litigation  
13 matters that are proposed to be settled.

14 LEGISLATOR MUSCARELLA: So moved.

15 LEGISLATOR DRUCKER: Second.

16 CHAIRMAN KOPEL: Moved by  
17 Legislator Muscarella, seconded by  
18 Legislator Drucker.

19 What we are going to do is, now  
20 we a recusal in number 70, actually let me  
21 back up.

22 What we are going to do is we're  
23 going to go into executive session. I will  
24 take a motion for that.

25 LEGISLATOR MUSCARELLA: So moved.

1 Finance Committee/3-12-18

2 LEGISLATOR MCKEVITT: Second.

3 CHAIRMAN KOPEL: Moved by

4 Legislator Muscarella, seconded by

5 Legislator McKeivitt.

6 We are going to go into executive  
7 session and I will invite all the members of  
8 the Rules Committee to join us in the room  
9 there for the executive session since it  
10 will have to go through both these  
11 committees.

12 I will note that on number 70,  
13 the Presiding Officer, Mr. Nicoletto, will  
14 be recusing himself, will not take part in  
15 consideration or the debate.

16 So here we go executive session.  
17 What I will do is we will call the Rules  
18 Committee, consider these items, then we  
19 will adjourn finance. All in favor the  
20 executive session?

21 (Aye.)

22 Any opposed?

23 (No verbal response.)

24 We are in executive session.

25 (Whereupon, the Finance Committee

1 Finance Committee/3-12-18  
2 recessed into Executive Session at 6:09  
3 p.m. and reconvened at 6:35 p.m.)

4 CHAIRMAN KOPEL: Let's finish up  
5 Finance. We are going to vote on these, all  
6 three together; 68, 69 and 70.

7 I, for one, am not satisfied on  
8 69. I don't know about the other members.  
9 I'm willing to pass it through and either  
10 we'll do something in rules or at the Full  
11 Leg because we need some more information.  
12 I believe we need more information. But I'm  
13 willing to pass it through now.

14 On the three items, 68, 69, 70,  
15 all those in favor?

16 (Aye.)

17 Those opposed?

18 (No verbal response.)

19 The items pass unanimously.

20 Motion to adjourn?

21 LEGISLATOR MCKEVITT: So moved.

22 LEGISLATOR DRUCKER: Second.

23 CHAIRMAN KOPEL: Moved by  
24 Legislator McKevitt, seconded by Legislator  
25 Drucker. All in favor of adjourning signify

1 Finance Committee/3-12-18

2 by saying aye.

3 (Aye.)

4 Any opposed?

5 (No verbal response.)

6 We are adjourned.

7 (Whereupon, the Finance Committee  
8 adjourned at 6:37 p.m.)

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C E R T I F I C A T E

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

THAT I attended at the time and place  
above mentioned and took stenographic record  
of the proceedings in the above-entitled  
matter;

THAT the foregoing transcript is a true  
and accurate transcript of the same and the  
whole thereof, according to the best of my  
ability and belief.

IN WITNESS WHEREOF, I have hereunto set  
my hand this 28th day of March, 2018.

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FRANK GRAY