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NOTICE OF PUBLIC HEARING

IN THE MATTER OF CIRCULO DE LA

HISPANIDAD, INC.

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350 Front Street
Hempstead, New York

December 6, 2017
9:30 a.m.

B E F O R E:

FREDERICK PAROLA, Executive Director and
Chief Executive Officer

Denise Mantekas,
Court Reporter

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

TOWN OF HEMPSTEAD LOCAL DEVELOPMENT
CORPORATION

350 Front Street
Hempstead, New York 11530

BY: FREDERICK E. PAROLA, CEO

ALSO PRESENT:

Michael Lodato, Deputy Agency Administrator

Edie Longo, CFO

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2 MR. PAROLA: Good morning. My
3 name is Fred Parola. I'm the
4 executive director of the Town of
5 Hempstead Local Development
6 Corporation.

7 This is a public hearing with
8 respect to certain bonds to be
9 issued through the LDC for the
10 benefit of Circulo de la Hispanidad.
11 I will place into the record the
12 Notice of Public Hearing which will
13 be part of the hearing. It's dated
14 November 19, 2017, signed by me as
15 the executive director and CEO of
16 the LDC. The record should also
17 reflect that Michael Lodato is
18 present. His title is corporate
19 administrator.

20 "NOTICE IS HEREBY GIVEN that a
21 public hearing pursuant to Section
22 147(f) of the Internal Revenue Code
23 of 1986, as amended (the "Code") and
24 Article 18-A of the New York State
25 General Municipal Law, will be held

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2 by the Town of Hempstead Local
3 Development Corporation (the
4 "Issuer") on the 6th day of
5 December, 2017, at 9:30 a.m., local
6 time, at 350 Front Street, 2nd
7 Floor, Hempstead, New York in
8 connection with the following
9 matters:

10 Circulo de la Hispanidad Inc.,
11 a duly organized and validly
12 existing New York not-for-profit
13 corporation and an organization
14 described in Section 501(c)(3) of
15 the Code, which is exempt from
16 federal income taxation pursuant to
17 Section 501(a) of the Code, having
18 an office at 62 West Park Avenue,
19 Long Beach, New York 11561 (the
20 "Institution"), has requested that
21 the Issuer issue its Revenue
22 Refunding Bonds, Series 2017
23 (Circulo de la Hispanidad, Inc.
24 Project) (the "Series 2017 Bonds"),
25 under Section 145 of the Code, in an

1
2 aggregate principal amount presently
3 estimated to be approximately
4 \$15,000,000 but not to exceed
5 \$17,500,000, in order to: (A) refund
6 the outstanding Civic Facility
7 Revenue Bonds, Series 2007 (Circulo
8 de la Hispanidad, Inc. Civic
9 Facility) issued by the Town of
10 Hempstead Industrial Development
11 Agency (the "Series 2007 Bonds"), of
12 which approximately \$15,000,000 is
13 currently outstanding, the proceeds
14 of which Series 2007 Bonds were used
15 to provide a portion of the funds
16 required for financing the costs of
17 the acquisition of an approximately
18 1 acre parcel of land located at 605
19 Peninsula Boulevard (Section 34,
20 Block 380, Lots 256, 454-455, 464,
21 467 and 470) and at 134 Linden
22 Avenue (Section 34, Block 380, Lots
23 328 and 329) and the construction
24 and equipping of an approximately
25 35,500 square foot building located

1 thereon, including parking, located
2 in the Village of Hempstead, Town of
3 Hempstead, Nassau County, New York,
4 to be used (1) as a community/youth
5 center and to provide space for a
6 child care center, a large
7 multipurpose room for recreational
8 and other activities, classrooms for
9 educational purposes including
10 computer literacy and homework
11 assistance and office space for
12 administrators of various community
13 programs and services, and (2) as a
14 charter school serving students in
15 kindergarten through grade 7 (which
16 is expected to be expanded to grade
17 8 in the next school year), with
18 respect to the approximately 34,000
19 square feet of space in the building
20 that is used by the Evergreen
21 Charter School (the "School")
22 pursuant to a lease agreement
23 between the Institution and the
24 School (collectively, the
25

1
2 "Facility"); (B) funding a debt
3 service reserve, if required for the
4 Series 2017 Bonds; and (C) paying
5 certain costs of issuance of the
6 Series 2017 Bonds (paragraphs
7 (A), (B), and (C) are collectively,
8 the "Project"). The Facility will
9 be initially owned by the
10 Institution, and will initially be
11 operated and/or managed by the
12 Institution and the School.

13 The proceeds of the Series 2017
14 Bonds will be loaned by the Issuer
15 to the Institution pursuant to the
16 terms of a Loan Agreement between
17 the Issuer and the Institution to
18 pay the costs of the Project. The
19 Series 2017 Bonds will be a special
20 obligation of the issuer payable
21 solely from loan payments made by
22 the Institution to the Issuer
23 pursuant to the Loan Agreement and
24 certain other assets of the
25 Institution pledged to the repayment

1
2 of the Series 2017 Bonds. The
3 Series 2017 Bonds shall not be a
4 debt of the State of New York or any
5 political subdivision thereof,
6 including the Town of Hempstead, New
7 York, and neither the State of New
8 York nor any political subdivision
9 thereof, including the Town of
10 Hempstead, New York, shall be liable
11 thereon.

12 A representative of the Issuer
13 will, at the above-stated time and
14 place, hear and accept written
15 comments from all persons with views
16 in favor of or opposed to either the
17 issuance of the Series 2017 Bonds,
18 the granting of other financial
19 assistance contemplated by the
20 Issuer or the location or nature of
21 the Facility. At the hearing, all
22 persons will have the opportunity to
23 review the application for financial
24 assistance filed by the Institution
25 with the Issuer, and an analysis of

1
2 the costs and benefits of the
3 proposed Project.

4 Minutes of the hearing will be
5 made available to Hon. Anthony
6 Santino, Supervisor, Town of
7 Hempstead, Nassau County. Approval
8 of the issuance of the Series 2017
9 Bonds by Town of Hempstead, Nassau
10 County, through Hon. Anthony
11 Santino, Supervisor, Town of
12 Hempstead, Nassau County, is
13 necessary in order for the interest
14 on the Series 2017 Bonds to continue
15 to be excluded from gross income for
16 federal income tax purposes."

17 Anyone wishing to be heard may
18 step forward and be heard?

19 Sarah, do you want to say
20 anything?

21 MS. BREWSTER: I'll say that I
22 think this is a great time for us to
23 do the project and that we're poised
24 and really want to have this be a
25 success, and we've been very happy

1
2 to be in the community, and it
3 provides a lot of jobs, and it
4 provides great education and social
5 services and other programs to
6 support the community.

7 MR. PAROLA: Allow the record
8 to reflect that Edie Longo, CFO of
9 the LDC, has joined us.

10 Would anyone else like to be
11 heard?

12 MRS. GARRY: Yes. My name is
13 Katherine Garry.

14 You mentioned the project.
15 Could you explain what the project
16 is?

17 MS. BREWSTER: Sure.

18 MR. PAROLA: Wait. You're here
19 to make a statement. She'll do that
20 afterward. This is not a debate or
21 discussion in that regard back and
22 forth. Make your statement. At the
23 end of your statement, if she wishes
24 to --

25 MRS. GARRY: Are members of the

1
2 public not allowed to ask questions?

3 MR. PAROLA: You didn't hear
4 me, did you?

5 MS. LONGO: The description of
6 the project is in the public notice.

7 MR. PAROLA: She's not here to
8 answer your questions.

9 MRS. GARRY: Why are you
10 starting an argument?

11 MR. PAROLA: I'm not.

12 MRS. GARRY: You are.

13 MR. PAROLA: I'm explaining to
14 you the way we are going to proceed.
15 Although these have been now poorly
16 done, this is the way we do them,
17 this is the way the law requires.
18 I'll repeat it. Sarah made a
19 statement. You are allowed to make
20 your statement. In your statement,
21 you are allowed to put forth some
22 questions. If Sarah wants to answer
23 them, she will, so you're welcome to
24 make your statement. It's not a
25 back and forth.

1
2 MRS. GARRY: I didn't expect it
3 to be a back and forth. I have
4 questions. I've come to this
5 hearing with questions. I object to
6 the way that you are speaking to me.
7 I think that's very rude.

8 MR. PAROLA: How am I speaking
9 to you?

10 MRS. GARRY: How you jumped
11 right down my throat when I asked a
12 simple question.

13 MS. LONGO: Do you have any
14 statement?

15 MRS. GARRY: Excuse me. I'm
16 speaking.

17 These hearings are not only for
18 people to make statements. They are
19 also to allow people to find out
20 information. I have the public
21 notice and I have questions about
22 it.

23 My first question is, was this
24 notice sent to the Village of
25 Hempstead?

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2 MR. PAROLA: Why don't you make
3 your statement first and then we'll
4 deal with that.

5 MRS. GARRY: You might forget
6 all the questions.

7 MR. PAROLA: Maybe.

8 MS. LONGO: That's insulting,
9 but go ahead. That's completely
10 insulting.

11 MRS. GARRY: It's not
12 insulting. It's a matter of fact.

13 MS. LONGO: I have a memory. I
14 have the ability to function in this
15 position. I don't need you
16 questioning my credentials.

17 MRS. GARRY: I didn't question
18 your credentials. I was speaking to
19 Mr. Parola.

20 MS. LONGO: Proceed.

21 MRS. GARRY: The way that you
22 have been so antagonistic is really
23 an insult. I'm just -- it is beyond
24 belief that a person can come to a
25 hearing and be treated like this.

1
2 MR. PAROLA: For the record,
3 hearings are as I have described
4 them in terms of the manner in which
5 we proceed to gather information
6 from the public. All of the
7 information is on-line, including
8 the public notice, more than ample
9 information available to the public.
10 This is not a hearing. It's not a
11 give and take between persons that
12 come for forward. It's an
13 opportunity for them to voice their
14 concerns or their, in fact, support
15 for the record.

16 I thought I've been courteous
17 to Mrs. Garry, but I did stop her
18 before she started asking questions
19 because it violated the manner in
20 which we're proceeding.

21 MRS. GARRY: Was a sign posted
22 in the area of the school so that
23 the people that live there would
24 know there was this hearing today?
25 That's question two. What was the

1 original bond funded in 2007? What
2 was the amount of it, and how much
3 of it was already paid off? I
4 understand that 15 million is
5 outstanding. Had they been up to
6 date on all their payments? And it
7 looks like they are planning perhaps
8 to go up to an additional
9 2.5 million, so that the maximum
10 would be 17.5 million. What is the
11 present grade level of the school?
12 What additional facilities do you
13 plan to build?

14
15 I understand from attending a
16 Village Board meeting a number of
17 months ago, perhaps even a year ago,
18 that additional land has been
19 purchased within some type of time
20 frame, and I was wondering what is
21 that land to be used for. I believe
22 it was to be converted for some
23 other use. And if my memory is
24 correct, when you went before, I
25 believe it was the planning board or

1
2 the zoning board, asking for -- I
3 assume it was the zoning board --
4 asking for a variance, they
5 indicated that you had already gone
6 ahead with the project and really
7 violated the law in proceeding with
8 the project at that time, because
9 you had not gotten --

10 MR. PAROLA: That is not an
11 issue for this. We have nothing to
12 do with that. You don't have to
13 answer. That's in the Village of
14 Hempstead. We have nothing to do
15 with that. You come to us with
16 clean hands. As far as the LDC is
17 aware, it's been vetted. So
18 anything that happened, you know,
19 variances, is not know an issue for
20 us today.

21 I'm sorry, Mrs. Garry, go
22 ahead.

23 MRS. GARRY: I happen to
24 disagree with that. I believe it is
25 important to know whether this group

1
2 is following the law. And my clear
3 recollection is that they did
4 violate Village law. And it is your
5 business, because you are supposed
6 to make sure that you deal with
7 people who have respect for the law.

8 MR. PAROLA: As I said, they
9 come to us with clean hands. It's
10 been vetted. Everything to date
11 that is presented to us has been
12 properly completed pursuant to our
13 counsel's studying the file and
14 preparing it.

15 MRS. GARRY: And what is the
16 project that you plan to build other
17 than what is already there? And how
18 many jobs are you claiming to be
19 creating, and are they full-time
20 jobs, part-time jobs, and what type
21 of range of salary? So those are my
22 questions.

23 MR. PAROLA: Edie, do you want
24 to answer the two that deal with us
25 on the notice?

1
2 MS. LONGO: The notice was
3 appropriately noticed to the
4 jurisdictions that are required by
5 law to be noticed.

6 MRS. GARRY: Did they --

7 MS. LONGO: I'm not going to do
8 a back and forth with you.

9 MRS. GARRY: My question wasn't
10 whether you gave --

11 MR. PAROLA: And they don't
12 have to do a sign.

13 MS. LONGO: Your question was
14 did I notify the Village. The
15 answer is, I have notified every
16 taxing jurisdiction that is required
17 by law to be notified.

18 MRS. GARRY: Is the Village --

19 MR. PAROLA: Including the
20 Village.

21 MS. LONGO: Again, I'm not
22 going to do your legal research.

23 MR. PAROLA: Including the
24 Village. I answered it.

25 MRS. GARRY: No, I don't

1
2 believe you did.

3 MR. PAROLA: Sarah, do you wish
4 to comment on anything that she --

5 MRS. GARRY: Did you notify the
6 Village?

7 MR. PAROLA: Yes, we did.

8 Sarah, do you wish to comment
9 on anything she's asked about? You
10 don't have to answer if you don't
11 want to.

12 MS. BREWSTER: No.

13 MRS. GARRY: You're stating you
14 notified the Village, all right.
15 I'm telling you, the Village did not
16 notify the people of Hempstead.
17 There was --

18 MS. LONGO: That's an issue for
19 the Village.

20 MR. PAROLA: That's the
21 Village.

22 MRS. GARRY: It's also for your
23 information.

24 MS. LONGO: I don't need
25 additional information.

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2 MRS. GARRY: I don't have to be
3 censored. You have no right to be
4 censoring my speech.

5 MS. LONGO: I can sensor you if
6 you are being disrespectful in my
7 office.

8 MRS. GARRY: I am not being
9 disrespectful.

10 MS. LONGO: This is my space of
11 business.

12 MRS. GARRY: This is a public
13 hearing.

14 MR. PAROLA: Would anyone else
15 like to be heard?

16 MS. WINSTON: Yes.

17 MR. PAROLA: Go ahead.

18 MRS. GARRY: Excuse me. I have
19 not had my questions answered.

20 MR. PAROLA: She's not
21 answering.

22 MS. LONGO: She said no.

23 MR. PAROLA: She said no.

24 MRS. GARRY: I wanted to know
25 if the sign was posted --

1
2 MR. PAROLA: No. They don't
3 have to post the sign.

4 MS. WINSTON: Are you their
5 counsel?

6 MRS. GARRY: I'm here to let
7 you know, in terms of question one,
8 and whether you like it or not, I
9 believe it's your business, it is my
10 opinion that it's your business, and
11 I'm here to state my opinion, that
12 the mayor -- an informational point
13 to you, if you're wondering why
14 there are no people here except for
15 myself and Ms. Winston, is that this
16 was not duly given out to the people
17 of Hempstead by the mayor. I'm just
18 going on record so that you know the
19 mayor did not give the information
20 out to --

21 MR. PAROLA: Just as an
22 observation, I've also learned
23 through 40 years of public service
24 that often times no one attends a
25 hearing because they are in full

1
2 support of the application. That is
3 as --

4 MRS. GARRY: That's your
5 opinion.

6 MR. PAROLA: Excuse me. That
7 is as logical a conclusion from the
8 lack of people here as is
9 Mrs. Garry's contention.

10 Would anybody else like to be
11 heard?

12 MS. WINSTON: Yes.

13 MRS. GARRY: Wait a minute. I
14 didn't hear the rest of the answers
15 to these questions.

16 MR. PAROLA: She's not
17 answering them.

18 MS. WINSTON: Are you her
19 counsel?

20 MR. BERNARDINO: We are not
21 answering it.

22 MS. WINSTON: Then why don't
23 you say that?

24 MR. BERNARDINO: I say that.
25 We are together.

1
2 MS. BREWSTER: I did. I said
3 it earlier.

4 MR. BERNARDINO: I say to you
5 that I'm not answering the
6 questions.

7 MS. BREWSTER: I just said I
8 wasn't going to respond.

9 MS. WINSTON: Now you're
10 speaking.

11 MS. BREWSTER: No. I said it
12 earlier.

13 MR. PAROLA: She said it
14 earlier.

15 MRS. GARRY: Are you going to
16 answer my questions?

17 MR. BERNARDINO: No.

18 MS. LONGO: She just answered
19 that five times.

20 MS. BREWSTER: I responded to
21 that already.

22 MR. PAROLA: They don't have
23 to.

24 MRS. GARRY: Why don't you
25 answer them? You have this

1
2 information in your files. Why
3 don't you answer them?

4 MS. LONGO: It's not ours to
5 answer.

6 MRS. GARRY: That is yours to
7 answer.

8 MR. PAROLA: No.

9 MRS. GARRY: You have them in
10 your files. They submitted this
11 information to you in writing, and
12 we are asking -- I am asking for
13 them. I am asking for the
14 information of how much was the
15 original 2007 bond. You certainly
16 know that.

17 MR. PAROLA: You can make a
18 Freedom of Information request.
19 It's not part of this hearing.

20 MRS. GARRY: It is part of this
21 hearing. It's very relevant. In
22 order for a person to know whether
23 they support or do not support, they
24 need to have the information.

25 Now, I wanted to know how much

1
2 was the original --

3 MS. LONGO: All of those
4 questions are in the public notice,
5 all those answers.

6 MRS. GARRY: They are not in
7 the public notice, you're incorrect.
8 It doesn't say what the original
9 amount was in the public notice.
10 Show me where it says it.

11 MS. LONGO: I'm not your
12 tutorial, sorry.

13 MR. PAROLA: Would anyone else
14 like to be heard?

15 MRS. GARRY: Yes. I didn't
16 finish my questions here. You
17 didn't give me the present grade
18 level, what additional facilities
19 are being proposed. Why can you not
20 say that? That's in the documents.
21 It should be in the documents you
22 have. You're refusing to answer all
23 these questions.

24 MR. PAROLA: They are. This is
25 --

1
2 MRS. GARRY: You are also,
3 because you have that information.

4 MR. PAROLA: Excuse me.

5 MRS. GARRY: You have that
6 information.

7 MR. PAROLA: Excuse me. This
8 is a public hearing. All that is
9 provided for the public here is to
10 present their position. It's not a
11 questioning of me. It's if they
12 want to answer them. It's the way
13 hearings are.

14 MRS. GARRY: You have the
15 information.

16 MR. PAROLA: I don't --

17 MRS. GARRY: You do have it.

18 MR. PAROLA: Everything that we
19 need legally is here.

20 MRS. GARRY: No, it's not.
21 It's not clear at all as to what
22 additional facilities --

23 MR. PAROLA: Any additional
24 information you're asking is outside
25 the parameters of what we need for

1
2 my Board to make an intelligent
3 decision.

4 MRS. GARRY: You're not going
5 to tell me what the project is that
6 they are planning?

7 MR. PAROLA: It's all in the
8 public notice.

9 MRS. GARRY: I am leaving in
10 protest, because this Board -- this
11 executive director -- the Board is
12 not even present here, number one.

13 MR. PAROLA: They're going to
14 get a copy of what we've done.

15 MRS. GARRY: And staff members
16 have been rude, insulting, have
17 refused to answer questions that I
18 have, and have prevented -- they
19 have censored my speech, and I am
20 leaving in protest.

21 MR. PAROLA: All right. Have a
22 lovely day.

23 Would you like to be heard?

24 MS. WINSTON: Yes. I'm
25 extremely appalled at your behavior

1
2 and her behavior (indicating).

3 MR. PAROLA: Okay.

4 MS. WINSTON: You're preventing
5 me from making a decision, and I'm a
6 resident of the Village of
7 Hempstead.

8 MR. PAROLA: It's in the public
9 --

10 MS. WINSTON: Excuse me. I
11 would like to speak.

12 MR. PAROLA: Call public safety
13 right now. Get her out of here.

14 MS. WINSTON: I would like to
15 speak.

16 MR. PAROLA: Well, then speak.

17 MS. WINSTON: I would like for
18 you not to interrupt me.

19 MR. PAROLA: It's a hearing.

20 MS. WINSTON: You do this all
21 the time.

22 MR. PAROLA: Because you're out
23 of bonds.

24 MS. WINSTON: You're
25 interrupting my conversation, my

1
2 statement.

3 MR. PAROLA: I'm trying to
4 explain to you the proper way that
5 the hearing is gonna be held.

6 MS. WINSTON: The proper way is
7 for you to hear what I have to say
8 without interjecting. Let me
9 finish.

10 MR. PAROLA: Go ahead. You
11 have your moment. Go ahead.

12 MS. WINSTON: I cannot make or
13 base an opinion based on the small
14 amount of information I've been
15 given.

16 MR. PAROLA: I'm sorry to hear
17 that, but, okay.

18 MS. WINSTON: It is my right to
19 have certain questions asked by
20 myself and you to answer them.

21 MR. PAROLA: No. That's not
22 the law. That's what I tried to
23 explain. You weren't here.

24 MS. WINSTON: Well, it's one
25 sided then.

1
2 MR. PAROLA: Let me explain it
3 one more time.

4 MS. WINSTON: It's one sided.

5 MR. PAROLA: You came in late.
6 Let me explain the way hearings
7 work.

8 MS. WINSTON: It's one sided.
9 Good bye.

10 MR. PAROLA: Have a good day.

11 MS. WINSTON: I'll see you in
12 court.

13 MR. PAROLA: For the record,
14 hearings are held to allow the
15 public to voice their concern. It's
16 within the perimeters of the notice
17 of public hearing as to all
18 information that the public needs.
19 I am not here to answer questions or
20 my CFO is not here to answer
21 questions with respect to the
22 application being made. If the
23 applicant wishes to answer the
24 questions, as Mr. Bernardino and Ms.
25 Brewster chose not to, that's within

1
2 their parameter also.

3 In terms of civility and
4 politeness -- I don't know if the
5 record will reflect that we provided
6 Mrs. Garry and Ms. Winston a short
7 cord because their conduct in these
8 offices over a long period of time
9 as well as most recently has been
10 discourteous and rude. They have
11 called our people "bitches" -- what
12 else was it --

13 MS. LONGO: "Stupid ass
14 bitches."

15 MR. PAROLA: "Stupid ass
16 bitches", et cetera. And that is
17 much of the reason why we cannot
18 provide to them a great deal of
19 latitude to ramble on.

20 I'm observing that it's 9:51
21 a.m. and that this hearing is closed
22 sine die.

23 (Time noted: 9:50 a.m.)
24
25

CERTIFICATION

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

THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

THAT the within transcript is a true record
of the testimony given by said witness.

I further certify that I am not related,
either by blood or marriage, to any of the parties
to this action; and

THAT I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 6th day of December, 2017.

DENISE MANTEKAS

\$	605 [1] - 5:18 62 [1] - 4:18 6th [2] - 4:4, 32:15	11:22, 16:13, 17:24, 18:15, 19:10, 23:16, 23:25, 24:3, 24:5, 24:7, 25:22, 26:12, 27:17, 29:20, 30:19, 30:20, 30:23	16:2, 16:3 Board [4] - 15:16, 27:2, 27:10, 27:11 bond [2] - 15:2, 24:15 Bonds [14] - 4:22, 4:24, 5:7, 5:11, 5:14, 7:4, 7:6, 7:14, 7:19, 8:2, 8:3, 8:17, 9:9, 9:14 bonds [2] - 3:8, 28:23 Boulevard [1] - 5:19 BREWSTER [7] - 9:21, 10:17, 19:12, 23:2, 23:7, 23:11, 23:20 Brewster [1] - 30:25 build [2] - 15:14, 17:16 building [2] - 5:25, 6:20 business [4] - 17:5, 20:11, 21:9, 21:10 BY [1] - 2:7 bye [1] - 30:9	collectively [2] - 6:25, 1 7:7 comment [2] - 19:4, 19:8 comments [1] - 8:15 community [3] - 6:13, 10:2, 10:6 community/youth [1] - 6:5 completed [1] - 17:12 completely [1] - 13:9 computer [1] - 6:11 concern [1] - 30:15 concerns [1] - 14:14 conclusion [1] - 22:7 conduct [1] - 31:7 connection [1] - 4:8 construction [1] - 5:23 contemplated [1] - 8:19 contention [1] - 22:9 continue [1] - 9:14 conversation [1] - 28:25 converted [1] - 15:22 copy [1] - 27:14 cord [1] - 31:7 corporate [1] - 3:18 CORPORATION [1] - 2:5 corporation [1] - 4:13 Corporation [2] - 3:6, 4:3 correct [1] - 15:24 costs [4] - 5:16, 7:5, 7:18, 9:2 counsel [2] - 21:5, 22:19 counsel's [1] - 17:13 County [4] - 6:4, 9:7, 9:10, 9:12 court [1] - 30:12 Court [1] - 1:18 courteous [1] - 14:16 creating [1] - 17:19 credentials [2] - 13:16, 13:18
1	7 [1] - 6:16	answered [3] - 18:24, 20:19, 23:18 answering [4] - 20:21, 22:17, 22:21, 23:5 answers [2] - 22:14, 25:5 antagonistic [1] - 13:22 Anthony [2] - 9:5, 9:10 appalled [1] - 27:25 applicant [1] - 30:23 application [3] - 8:23, 22:2, 30:22 appropriately [1] - 18:3 Approval [1] - 9:7 area [1] - 14:22 argument [1] - 11:10 Article [1] - 3:24 ass [2] - 31:13, 31:15 assets [1] - 7:24 assistance [3] - 6:12, 8:19, 8:24 assume [1] - 16:3 attending [1] - 15:15 attends [1] - 21:24 available [2] - 9:5, 14:9 Avenue [2] - 4:18, 5:22 aware [1] - 16:17	C	
1 [2] - 5:18, 6:5 11530 [1] - 2:6 11561 [1] - 4:19 134 [1] - 5:21 145 [1] - 4:25 147(f) [1] - 3:22 15 [1] - 15:5 17.5 [1] - 15:11 18-A [1] - 3:24 19 [1] - 3:14 1986 [1] - 3:23	8 8 [1] - 6:18	approved [1] - 18:3 approved [1] - 9:7 approved [1] - 11:10 approved [1] - 3:24 approved [1] - 31:13, 31:15 approved [3] - 6:12, 8:19, 8:24 approved [1] - 16:3 approved [1] - 15:15 approved [1] - 21:24 approved [2] - 9:5, 14:9 approved [2] - 4:18, 5:22 approved [1] - 16:17		
2	9 9:30 [2] - 1:9, 4:5 9:50 [1] - 31:23 9:51 [1] - 31:20	approved [1] - 18:3 approved [1] - 9:7 approved [1] - 11:10 approved [1] - 3:24 approved [1] - 31:13, 31:15 approved [3] - 6:12, 8:19, 8:24 approved [1] - 16:3 approved [1] - 15:15 approved [1] - 21:24 approved [2] - 9:5, 14:9 approved [2] - 4:18, 5:22 approved [1] - 16:17		
2 [1] - 6:14 2.5 [1] - 15:10 2007 [5] - 5:7, 5:11, 5:14, 15:2, 24:15 2017 [15] - 1:8, 3:14, 4:5, 4:22, 4:24, 7:4, 7:6, 7:13, 7:19, 8:2, 8:3, 8:17, 9:8, 9:14, 32:15 256 [1] - 5:20 2nd [1] - 4:6	A A),(B [1] - 7:7 a.m [4] - 1:9, 4:5, 31:21, 31:23 ability [1] - 13:14 above-stated [1] - 8:13 accept [1] - 8:14 acquisition [1] - 5:17 acre [1] - 5:18 action [1] - 32:11 activities [1] - 6:9 additional [7] - 15:9, 15:13, 15:18, 19:25, 25:18, 26:22, 26:23 Administrator [1] - 2:9 administrator [1] - 3:19 administrators [1] - 6:13 Agency [2] - 2:9, 5:11 aggregate [1] - 5:2 ago [2] - 15:17 Agreement [2] - 7:16, 7:23 agreement [1] - 6:23 ahead [6] - 13:9, 16:6, 16:22, 20:17, 29:10, 29:11 Allow [1] - 10:7 allow [2] - 12:19, 30:14 allowed [3] - 11:2, 11:19, 11:21 ALSO [1] - 2:8 amended [1] - 3:23 amount [4] - 5:2, 15:3, 25:9, 29:14 ample [1] - 14:8 analysis [1] - 8:25 answer [18] - 11:8,	base [1] - 29:13 based [1] - 29:13 Beach [1] - 4:19 behavior [2] - 27:25, 28:2 belief [1] - 13:24 benefit [1] - 3:10 benefits [1] - 9:2 Bernardino [1] - 30:24 BERNARDINO [4] - 22:20, 22:24, 23:4, 23:17 between [3] - 6:24, 7:16, 14:11 beyond [1] - 13:23 bitches [3] - 31:11, 31:14, 31:16 Block [2] - 5:20, 5:22 blood [1] - 32:10 board [3] - 15:25,		
3	A	base [1] - 29:13 based [1] - 29:13 Beach [1] - 4:19 behavior [2] - 27:25, 28:2 belief [1] - 13:24 benefit [1] - 3:10 benefits [1] - 9:2 Bernardino [1] - 30:24 BERNARDINO [4] - 22:20, 22:24, 23:4, 23:17 between [3] - 6:24, 7:16, 14:11 beyond [1] - 13:23 bitches [3] - 31:11, 31:14, 31:16 Block [2] - 5:20, 5:22 blood [1] - 32:10 board [3] - 15:25,		
328 [1] - 5:23 329 [1] - 5:23 34 [2] - 5:19, 5:22 34,000 [1] - 6:19 35,500 [1] - 5:25 350 [3] - 1:7, 2:6, 4:6 380 [2] - 5:20, 5:22				
4				
40 [1] - 21:23 454-455 [1] - 5:20 464 [1] - 5:20 467 [1] - 5:21 470 [1] - 5:21				
5				
501(a) [1] - 4:17 501(c)(3) [1] - 4:14				
6				
6 [1] - 1:8				D date [2] - 15:7, 17:10 dated [1] - 3:13 DE [1] - 1:4 de [4] - 3:10, 4:10, 4:23, 5:8 deal [4] - 13:4, 17:6, 17:24, 31:18 debate [1] - 10:20 debt [2] - 7:2, 8:4

<p>December [3] - 1:8, 4:5, 32:15 decision [2] - 27:3, 28:5 DENISE [2] - 32:3, 32:19 Denise [1] - 1:18 Deputy [1] - 2:9 described [2] - 4:14, 14:3 description [1] - 11:5 DEVELOPMENT [1] - 2:5 Development [3] - 3:5, 4:3, 5:10 die [1] - 31:22 Director [1] - 1:13 director [3] - 3:4, 3:15, 27:11 disagree [1] - 16:24 discourteous [1] - 31:10 discussion [1] - 10:21 disrespectful [2] - 20:6, 20:9 documents [2] - 25:20, 25:21 done [2] - 11:16, 27:14 down [1] - 12:11 duly [3] - 4:11, 21:16, 32:6</p>	<p>expected [1] - 6:17 explain [5] - 10:15, 29:4, 29:23, 30:2, 30:6 explaining [1] - 11:13 extremely [1] - 27:25</p>	<p>20:8, 20:12, 20:18, 20:24, 21:6, 22:4, 22:13, 23:15, 23:24, 24:6, 24:9, 24:20, 25:6, 25:15, 26:2, 26:5, 26:14, 26:17, 26:20, 27:4, 27:9, 27:15</p>	<p>herein [1] - 32:5 hereunto [1] - 32:14 HISPANIDAD [1] - 1:5 Hispanidad [4] - 3:10, 4:10, 4:23, 5:8 homework [1] - 6:11 Hon [2] - 9:5, 9:10</p>	<p style="text-align: center;">J 2</p>
<p style="text-align: center;">E</p> <p>Edie [3] - 2:10, 10:8, 17:23 education [1] - 10:4 educational [1] - 6:10 either [2] - 8:16, 32:10 end [1] - 10:23 equipping [1] - 5:24 estimated [1] - 5:3 et [1] - 31:16 Evergreen [1] - 6:21 exceed [1] - 5:4 except [1] - 21:14 excluded [1] - 9:15 excuse [3] - 12:15, 22:6, 28:10 Excuse [3] - 20:18, 26:4, 26:7 Executive [2] - 1:13, 1:14 executive [3] - 3:4, 3:15, 27:11 exempt [1] - 4:15 existing [1] - 4:12 expanded [1] - 6:17 expect [1] - 12:2</p>	<p style="text-align: center;">F</p>	<p>garry [1] - 31:6 Garry [3] - 10:13, 14:17, 16:21 garry's [1] - 22:9 gather [1] - 14:5 General [1] - 3:25 given [3] - 21:16, 29:15, 32:8 GIVEN [1] - 3:20 gonna [1] - 29:5 grade [4] - 6:16, 6:17, 15:12, 25:17 granting [1] - 8:18 great [3] - 9:22, 10:4, 31:18 gross [1] - 9:15 group [1] - 16:25</p>	<p style="text-align: center;">I</p>	<p>jobs [4] - 10:3, 17:18, 17:20 joined [1] - 10:9 jumped [1] - 12:10 jurisdiction [1] - 18:16 jurisdictions [1] - 18:4</p>
<p>Edie [3] - 2:10, 10:8, 17:23 education [1] - 10:4 educational [1] - 6:10 either [2] - 8:16, 32:10 end [1] - 10:23 equipping [1] - 5:24 estimated [1] - 5:3 et [1] - 31:16 Evergreen [1] - 6:21 exceed [1] - 5:4 except [1] - 21:14 excluded [1] - 9:15 excuse [3] - 12:15, 22:6, 28:10 Excuse [3] - 20:18, 26:4, 26:7 Executive [2] - 1:13, 1:14 executive [3] - 3:4, 3:15, 27:11 exempt [1] - 4:15 existing [1] - 4:12 expanded [1] - 6:17 expect [1] - 12:2</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">H</p>	<p>important [1] - 16:25 IN [2] - 1:4, 32:14 Inc [3] - 4:10, 4:23, 5:8 INC [1] - 1:5 including [7] - 6:2, 6:10, 8:6, 8:9, 14:7, 18:19, 18:23 income [3] - 4:16, 9:15, 9:16 incorrect [1] - 25:7 indicated [1] - 16:5 indicating [1] - 28:2 Industrial [1] - 5:10 information [17] - 12:20, 14:5, 14:7, 14:9, 19:23, 19:25, 21:19, 24:2, 24:11, 24:14, 24:24, 26:3, 26:6, 26:15, 26:24, 29:14, 30:18 Information [1] - 24:18 informational [1] - 21:12 Institution [9] - 4:20, 6:24, 7:10, 7:12, 7:15, 7:17, 7:22, 7:25, 8:24 insult [1] - 13:23 insulting [4] - 13:8, 13:10, 13:12, 27:16 intelligent [1] - 27:2 interest [1] - 9:13 interested [1] - 32:12 interjecting [1] - 29:8 Internal [1] - 3:22 interrupt [1] - 28:18 interrupting [1] - 28:25 IS [1] - 3:20 issuance [3] - 7:5, 8:17, 9:8 issue [4] - 4:21, 16:11, 16:19, 19:18 issued [2] - 3:9, 5:9 issuer [1] - 7:20 Issuer [8] - 4:4, 4:21, 7:14, 7:17, 7:22, 8:12, 8:20, 8:25</p>	<p style="text-align: center;">K</p>
<p>Edie [3] - 2:10, 10:8, 17:23 education [1] - 10:4 educational [1] - 6:10 either [2] - 8:16, 32:10 end [1] - 10:23 equipping [1] - 5:24 estimated [1] - 5:3 et [1] - 31:16 Evergreen [1] - 6:21 exceed [1] - 5:4 except [1] - 21:14 excluded [1] - 9:15 excuse [3] - 12:15, 22:6, 28:10 Excuse [3] - 20:18, 26:4, 26:7 Executive [2] - 1:13, 1:14 executive [3] - 3:4, 3:15, 27:11 exempt [1] - 4:15 existing [1] - 4:12 expanded [1] - 6:17 expect [1] - 12:2</p>	<p style="text-align: center;">F</p>	<p>hand [1] - 32:15 hands [2] - 16:16, 17:9 happy [1] - 9:25 hear [5] - 8:14, 11:3, 22:14, 29:7, 29:16 heard [7] - 9:17, 9:18, 10:11, 20:15, 22:11, 25:14, 27:23 HEARING [1] - 1:3 Hearing [1] - 3:12 hearing [18] - 3:7, 3:13, 3:21, 8:21, 9:4, 12:5, 13:25, 14:10, 14:24, 20:13, 21:25, 24:19, 24:21, 26:8, 28:19, 29:5, 30:17, 31:21 hearings [5] - 12:17, 14:3, 26:13, 30:6, 30:14 held [3] - 3:25, 29:5, 30:14 Hempstead [18] - 1:7, 2:6, 3:5, 4:2, 4:7, 5:10, 6:3, 6:4, 8:6, 8:10, 9:7, 9:9, 9:12, 12:25, 16:14, 19:16, 21:17, 28:7 HEMPSTEAD [1] - 2:5 hereby [1] - 32:4 HEREBY [1] - 3:20</p>	<p style="text-align: center;">K</p>	
<p>Edie [3] - 2:10, 10:8, 17:23 education [1] - 10:4 educational [1] - 6:10 either [2] - 8:16, 32:10 end [1] - 10:23 equipping [1] - 5:24 estimated [1] - 5:3 et [1] - 31:16 Evergreen [1] - 6:21 exceed [1] - 5:4 except [1] - 21:14 excluded [1] - 9:15 excuse [3] - 12:15, 22:6, 28:10 Excuse [3] - 20:18, 26:4, 26:7 Executive [2] - 1:13, 1:14 executive [3] - 3:4, 3:15, 27:11 exempt [1] - 4:15 existing [1] - 4:12 expanded [1] - 6:17 expect [1] - 12:2</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">L</p>	<p>important [1] - 16:25 IN [2] - 1:4, 32:14 Inc [3] - 4:10, 4:23, 5:8 INC [1] - 1:5 including [7] - 6:2, 6:10, 8:6, 8:9, 14:7, 18:19, 18:23 income [3] - 4:16, 9:15, 9:16 incorrect [1] - 25:7 indicated [1] - 16:5 indicating [1] - 28:2 Industrial [1] - 5:10 information [17] - 12:20, 14:5, 14:7, 14:9, 19:23, 19:25, 21:19, 24:2, 24:11, 24:14, 24:24, 26:3, 26:6, 26:15, 26:24, 29:14, 30:18 Information [1] - 24:18 informational [1] - 21:12 Institution [9] - 4:20, 6:24, 7:10, 7:12, 7:15, 7:17, 7:22, 7:25, 8:24 insult [1] - 13:23 insulting [4] - 13:8, 13:10, 13:12, 27:16 intelligent [1] - 27:2 interest [1] - 9:13 interested [1] - 32:12 interjecting [1] - 29:8 Internal [1] - 3:22 interrupt [1] - 28:18 interrupting [1] - 28:25 IS [1] - 3:20 issuance [3] - 7:5, 8:17, 9:8 issue [4] - 4:21, 16:11, 16:19, 19:18 issued [2] - 3:9, 5:9 issuer [1] - 7:20 Issuer [8] - 4:4, 4:21, 7:14, 7:17, 7:22, 8:12, 8:20, 8:25</p>	<p style="text-align: center;">L</p>
<p>Edie [3] - 2:10, 10:8, 17:23 education [1] - 10:4 educational [1] - 6:10 either [2] - 8:16, 32:10 end [1] - 10:23 equipping [1] - 5:24 estimated [1] - 5:3 et [1] - 31:16 Evergreen [1] - 6:21 exceed [1] - 5:4 except [1] - 21:14 excluded [1] - 9:15 excuse [3] - 12:15, 22:6, 28:10 Excuse [3] - 20:18, 26:4, 26:7 Executive [2] - 1:13, 1:14 executive [3] - 3:4, 3:15, 27:11 exempt [1] - 4:15 existing [1] - 4:12 expanded [1] - 6:17 expect [1] - 12:2</p>	<p style="text-align: center;">F</p>	<p>FEVOLA REPORTING & TRANSCRIPTION INC. (631) 724-7576</p>	<p>LA [1] - 1:4 lack [1] - 22:8 land [3] - 5:18, 15:18, 15:21 large [1] - 6:7 late [1] - 30:5 latitude [1] - 31:19 law [8] - 11:17, 16:7, 17:2, 17:4, 17:7, 18:5, 18:17, 29:22 Law [1] - 3:25 LDC [4] - 3:9, 3:16, 10:9, 16:16 learned [1] - 21:22 lease [1] - 6:23 leaving [2] - 27:9, 27:20 legal [1] - 18:22 legally [1] - 26:19 level [2] - 15:12, 25:18 liable [1] - 8:10 Linden [1] - 5:21 line [1] - 14:7 literacy [1] - 6:11 live [1] - 14:23 Loan [2] - 7:16, 7:23 loan [1] - 7:21 loaned [1] - 7:14 local [1] - 4:5 LOCAL [1] - 2:5 Local [2] - 3:5, 4:2 located [3] - 5:18, 5:25, 6:2 location [1] - 8:20 Lodato [2] - 2:9, 3:17 logical [1] - 22:7 LONGO [19] - 11:5, 12:13, 13:8, 13:13, 13:20, 18:2, 18:7, 18:13, 18:21, 19:18, 19:24, 20:5, 20:10, 20:22, 23:18, 24:4, 25:3, 25:11, 31:13</p>	<p style="text-align: center;">L</p>

<p>Longo [2] - 2:10, 10:8 looks [1] - 15:8 lovely [1] - 27:22</p>	<p>13:5, 13:11, 13:17, 13:21, 14:21, 16:23, 17:15, 18:6, 18:9, 18:18, 18:25, 19:5, 19:13, 19:22, 20:2, 20:8, 20:12, 20:18, 20:24, 21:6, 22:4, 22:13, 23:15, 23:24, 24:6, 24:9, 24:20, 25:6, 25:15, 26:2, 26:5, 26:14, 26:17, 26:20, 27:4, 27:9, 27:15</p>	<p>Notice [1] - 3:12 noticed [2] - 18:3, 18:5 notified [3] - 18:15, 18:17, 19:14 notify [3] - 18:14, 19:5, 19:16 November [1] - 3:14 number [2] - 15:16, 27:12</p>	<p>17:8, 17:23, 18:11, 18:19, 18:23, 19:3, 19:7, 19:20, 20:14, 20:17, 20:20, 20:23, 21:2, 21:21, 22:6, 22:16, 23:13, 23:22, 24:8, 24:17, 25:13, 25:24, 26:4, 26:7, 26:16, 26:18, 26:23, 27:7, 27:13, 27:21, 28:3, 28:8, 28:12, 28:16, 28:19, 28:22, 29:3, 29:10, 29:16, 29:21, 30:2, 30:5, 30:10, 30:13, 31:15</p>	<p>presently [1] - 5:2 prevented [1] - 27:18 preventing [1] - 28:4 principal [1] - 5:2 proceed [2] - 11:14, 14:5 Proceed [1] - 13:20 proceeding [2] - 14:20, 16:7 proceeds [2] - 5:13, 7:13 profit [1] - 4:12 programs [2] - 6:14, 10:5 Project [3] - 4:24, 7:18, 9:3 project [8] - 9:23, 10:14, 10:15, 11:6, 16:6, 16:8, 17:16, 27:5 Project) [1] - 7:8 proper [2] - 29:4, 29:6 properly [1] - 17:12 proposed [2] - 9:3, 25:19 protest [2] - 27:10, 27:20 provide [3] - 5:15, 6:6, 31:18 provided [2] - 26:9, 31:5 provides [2] - 10:3, 10:4 Public [2] - 3:12, 32:3 PUBLIC [1] - 1:3 public [21] - 3:7, 3:21, 11:2, 11:6, 12:20, 14:6, 14:8, 14:9, 20:12, 21:23, 25:4, 25:7, 25:9, 26:8, 26:9, 27:8, 28:8, 28:12, 30:15, 30:17, 30:18 purchased [1] - 15:19 purposes [2] - 6:10, 9:16 pursuant [6] - 3:21, 4:16, 6:23, 7:15, 7:23, 17:12 put [1] - 11:21</p>
M				
<p>managed [1] - 7:11 manner [2] - 14:4, 14:19 MANTEKAS [2] - 32:3, 32:19 Mantekas [1] - 1:18 marriage [1] - 32:10 matter [2] - 13:12, 32:13 MATTER [1] - 1:4 matters [1] - 4:9 maximum [1] - 15:10 mayor [3] - 21:12, 21:17, 21:19 meeting [1] - 15:16 members [2] - 10:25, 27:15 memory [2] - 13:13, 15:23 mentioned [1] - 10:14 Michael [2] - 2:9, 3:17 might [1] - 13:5 million [3] - 15:5, 15:10, 15:11 minute [1] - 22:13 Minutes [1] - 9:4 moment [1] - 29:11 months [1] - 15:17 morning [1] - 3:2 most [1] - 31:9 MR [61] - 3:2, 10:7, 10:18, 11:3, 11:7, 11:11, 11:13, 12:8, 13:2, 13:7, 14:2, 16:10, 17:8, 17:23, 18:11, 18:19, 18:23, 19:3, 19:7, 19:20, 20:14, 20:17, 20:20, 20:23, 21:2, 21:21, 22:6, 22:16, 22:20, 22:24, 23:4, 23:13, 23:17, 23:22, 24:8, 24:17, 25:13, 25:24, 26:4, 26:7, 26:16, 26:18, 26:23, 27:7, 27:13, 27:21, 28:3, 28:8, 28:12, 28:16, 28:19, 28:22, 29:3, 29:10, 29:16, 29:21, 30:2, 30:5, 30:10, 30:13, 31:15 MRS [44] - 10:12, 10:25, 11:9, 11:12, 12:2, 12:10, 12:15,</p>	<p>MS [46] - 9:21, 10:17, 11:5, 12:13, 13:8, 13:13, 13:20, 18:2, 18:7, 18:13, 18:21, 19:12, 19:18, 19:24, 20:5, 20:10, 20:16, 20:22, 21:4, 22:12, 22:18, 22:22, 23:2, 23:7, 23:9, 23:11, 23:18, 23:20, 24:4, 25:3, 25:11, 27:24, 28:4, 28:10, 28:14, 28:17, 28:20, 28:24, 29:6, 29:12, 29:18, 29:24, 30:4, 30:8, 30:11, 31:13 multipurpose [1] - 6:8 Municipal [1] - 3:25</p>	<p>object [1] - 12:5 obligation [1] - 7:20 observation [1] - 21:22 observing [1] - 31:20 OF [3] - 1:3, 1:4, 2:5 office [3] - 4:18, 6:12, 20:7 Officer [1] - 1:14 offices [1] - 31:8 often [1] - 21:24 on-line [1] - 14:7 one [7] - 21:7, 21:24, 27:12, 29:24, 30:3, 30:4, 30:8 operated [1] - 7:11 opinion [4] - 21:10, 21:11, 22:5, 29:13 opportunity [2] - 8:22, 14:13 opposed [1] - 8:16 order [3] - 5:5, 9:13, 24:22 organization [1] - 4:13 organized [1] - 4:11 original [4] - 15:2, 24:15, 25:2, 25:8 outcome [1] - 32:13 outside [1] - 26:24 outstanding [3] - 5:6, 5:13, 15:6 owned [1] - 7:9</p>	<p>Parola [2] - 3:3, 13:19 part [4] - 3:13, 17:20, 24:19, 24:20 part-time [1] - 17:20 parties [1] - 32:10 pay [1] - 7:18 payable [1] - 7:20 paying [1] - 7:4 payments [2] - 7:21, 15:7 Peninsula [1] - 5:19 people [9] - 12:18, 12:19, 14:23, 17:7, 19:16, 21:14, 21:16, 22:8, 31:11 perhaps [2] - 15:8, 15:17 perimeters [1] - 30:16 period [1] - 31:8 person [2] - 13:24, 24:22 persons [3] - 8:15, 8:22, 14:11 place [2] - 3:11, 8:14 plan [2] - 15:14, 17:16 planning [3] - 15:8, 15:25, 27:6 pledged [1] - 7:25 point [1] - 21:12 poised [1] - 9:23 politeness [1] - 31:4 political [2] - 8:5, 8:8 poorly [1] - 11:15 portion [1] - 5:15 position [2] - 13:15, 26:10 post [1] - 21:3 posted [2] - 14:21, 20:25 preparing [1] - 17:14 PRESENT [1] - 2:8 present [5] - 3:18, 15:12, 25:17, 26:10, 27:12 presented [1] - 17:11</p>	<p>presently [1] - 5:2 prevented [1] - 27:18 preventing [1] - 28:4 principal [1] - 5:2 proceed [2] - 11:14, 14:5 Proceed [1] - 13:20 proceeding [2] - 14:20, 16:7 proceeds [2] - 5:13, 7:13 profit [1] - 4:12 programs [2] - 6:14, 10:5 Project [3] - 4:24, 7:18, 9:3 project [8] - 9:23, 10:14, 10:15, 11:6, 16:6, 16:8, 17:16, 27:5 Project) [1] - 7:8 proper [2] - 29:4, 29:6 properly [1] - 17:12 proposed [2] - 9:3, 25:19 protest [2] - 27:10, 27:20 provide [3] - 5:15, 6:6, 31:18 provided [2] - 26:9, 31:5 provides [2] - 10:3, 10:4 Public [2] - 3:12, 32:3 PUBLIC [1] - 1:3 public [21] - 3:7, 3:21, 11:2, 11:6, 12:20, 14:6, 14:8, 14:9, 20:12, 21:23, 25:4, 25:7, 25:9, 26:8, 26:9, 27:8, 28:8, 28:12, 30:15, 30:17, 30:18 purchased [1] - 15:19 purposes [2] - 6:10, 9:16 pursuant [6] - 3:21, 4:16, 6:23, 7:15, 7:23, 17:12 put [1] - 11:21</p>
N				
<p>name [2] - 3:3, 10:12 Nassau [4] - 6:4, 9:7, 9:9, 9:12 nature [1] - 8:20 necessary [1] - 9:13 need [5] - 13:15, 19:24, 24:24, 26:19, 26:25 needs [1] - 30:18 New [12] - 1:7, 2:6, 3:24, 4:7, 4:12, 4:19, 6:4, 8:4, 8:6, 8:7, 8:10, 32:4 next [1] - 6:18 not-for-profit [1] - 4:12 Notary [1] - 32:3 noted [1] - 31:23 nothing [2] - 16:11, 16:14 NOTICE [2] - 1:3, 3:20 notice [11] - 11:6, 12:21, 12:24, 14:8, 17:25, 18:2, 25:4, 25:7, 25:9, 27:8, 30:16</p>	<p>name [2] - 3:3, 10:12 Nassau [4] - 6:4, 9:7, 9:9, 9:12 nature [1] - 8:20 necessary [1] - 9:13 need [5] - 13:15, 19:24, 24:24, 26:19, 26:25 needs [1] - 30:18 New [12] - 1:7, 2:6, 3:24, 4:7, 4:12, 4:19, 6:4, 8:4, 8:6, 8:7, 8:10, 32:4 next [1] - 6:18 not-for-profit [1] - 4:12 Notary [1] - 32:3 noted [1] - 31:23 nothing [2] - 16:11, 16:14 NOTICE [2] - 1:3, 3:20 notice [11] - 11:6, 12:21, 12:24, 14:8, 17:25, 18:2, 25:4, 25:7, 25:9, 27:8, 30:16</p>	<p>paid [1] - 15:4 paragraphs [1] - 7:6 parameter [1] - 31:2 parameters [1] - 26:25 parcel [1] - 5:18 Park [1] - 4:18 parking [1] - 6:2 PAROLA [59] - 1:13, 2:7, 3:2, 10:7, 10:18, 11:3, 11:7, 11:11, 11:13, 12:8, 13:2, 13:7, 14:2, 16:10,</p>	<p>paid [1] - 15:4 paragraphs [1] - 7:6 parameter [1] - 31:2 parameters [1] - 26:25 parcel [1] - 5:18 Park [1] - 4:18 parking [1] - 6:2 PAROLA [59] - 1:13, 2:7, 3:2, 10:7, 10:18, 11:3, 11:7, 11:11, 11:13, 12:8, 13:2, 13:7, 14:2, 16:10,</p>	<p>paid [1] - 15:4 paragraphs [1] - 7:6 parameter [1] - 31:2 parameters [1] - 26:25 parcel [1] - 5:18 Park [1] - 4:18 parking [1] - 6:2 PAROLA [59] - 1:13, 2:7, 3:2, 10:7, 10:18, 11:3, 11:7, 11:11, 11:13, 12:8, 13:2, 13:7, 14:2, 16:10,</p>
P				
<p>paid [1] - 15:4 paragraphs [1] - 7:6 parameter [1] - 31:2 parameters [1] - 26:25 parcel [1] - 5:18 Park [1] - 4:18 parking [1] - 6:2 PAROLA [59] - 1:13, 2:7, 3:2, 10:7, 10:18, 11:3, 11:7, 11:11, 11:13, 12:8, 13:2, 13:7, 14:2, 16:10,</p>	<p>paid [1] - 15:4 paragraphs [1] - 7:6 parameter [1] - 31:2 parameters [1] - 26:25 parcel [1] - 5:18 Park [1] - 4:18 parking [1] - 6:2 PAROLA [59] - 1:13, 2:7, 3:2, 10:7, 10:18, 11:3, 11:7, 11:11, 11:13, 12:8, 13:2, 13:7, 14:2, 16:10,</p>	<p>paid [1] - 15:4 paragraphs [1] - 7:6 parameter [1] - 31:2 parameters [1] - 26:25 parcel [1] - 5:18 Park [1] - 4:18 parking [1] - 6:2 PAROLA [59] - 1:13, 2:7, 3:2, 10:7, 10:18, 11:3, 11:7, 11:11, 11:13, 12:8, 13:2, 13:7, 14:2, 16:10,</p>	<p>paid [1] - 15:4 paragraphs [1] - 7:6 parameter [1] - 31:2 parameters [1] - 26:25 parcel [1] - 5:15 position [2] - 13:15, 26:10 post [1] - 21:3 posted [2] - 14:21, 20:25 preparing [1] - 17:14 PRESENT [1] - 2:8 present [5] - 3:18, 15:12, 25:17, 26:10, 27:12 presented [1] - 17:11</p>	<p>presently [1] - 5:2 prevented [1] - 27:18 preventing [1] - 28:4 principal [1] - 5:2 proceed [2] - 11:14, 14:5 Proceed [1] - 13:20 proceeding [2] - 14:20, 16:7 proceeds [2] - 5:13, 7:13 profit [1] - 4:12 programs [2] - 6:14, 10:5 Project [3] - 4:24, 7:18, 9:3 project [8] - 9:23, 10:14, 10:15, 11:6, 16:6, 16:8, 17:16, 27:5 Project) [1] - 7:8 proper [2] - 29:4, 29:6 properly [1] - 17:12 proposed [2] - 9:3, 25:19 protest [2] - 27:10, 27:20 provide [3] - 5:15, 6:6, 31:18 provided [2] - 26:9, 31:5 provides [2] - 10:3, 10:4 Public [2] - 3:12, 32:3 PUBLIC [1] - 1:3 public [21] - 3:7, 3:21, 11:2, 11:6, 12:20, 14:6, 14:8, 14:9, 20:12, 21:23, 25:4, 25:7, 25:9, 26:8, 26:9, 27:8, 28:8, 28:12, 30:15, 30:17, 30:18 purchased [1] - 15:19 purposes [2] - 6:10, 9:16 pursuant [6] - 3:21, 4:16, 6:23, 7:15, 7:23, 17:12 put [1] - 11:21</p>
Q				
<p>questioning [2] - 13:16, 26:11 questions [21] - 11:2, 11:8, 11:22, 12:4, 12:5, 12:21, 13:6, 14:18, 17:22, 20:19, 22:15, 23:6, 23:16,</p>	<p>questioning [2] - 13:16, 26:11 questions [21] - 11:2, 11:8, 11:22, 12:4, 12:5, 12:21, 13:6, 14:18, 17:22, 20:19, 22:15, 23:6, 23:16,</p>	<p>questioning [2] - 13:16, 26:11 questions [21] - 11:2, 11:8, 11:22, 12:4, 12:5, 12:21, 13:6, 14:18, 17:22, 20:19, 22:15, 23:6, 23:16,</p>	<p>questioning [2] - 13:16, 26:11 questions [21] - 11:2, 11:8, 11:22, 12:4, 12:5, 12:21, 13:6, 14:18, 17:22, 20:19, 22:15, 23:6, 23:16,</p>	<p>questioning [2] - 13:16, 26:11 questions [21] - 11:2, 11:8, 11:22, 12:4, 12:5, 12:21, 13:6, 14:18, 17:22, 20:19, 22:15, 23:6, 23:16,</p>

25:4, 25:16, 25:23, 27:17, 29:19, 30:19, 30:21, 30:24	school [4] - 6:15, 6:18, 14:22, 15:12 School [4] - 6:22, 6:25, 7:12 Section [6] - 3:21, 4:14, 4:17, 4:25, 5:19, 5:22 see [1] - 30:11 sensor [1] - 20:5 sent [1] - 12:24 Series [14] - 4:22, 4:24, 5:7, 5:11, 5:14, 7:4, 7:6, 7:13, 7:19, 8:2, 8:3, 8:17, 9:8, 9:14 service [2] - 7:3, 21:23 services [2] - 6:14, 10:5 serving [1] - 6:15 set [2] - 32:6, 32:15 shall [2] - 8:3, 8:10 short [1] - 31:6 Show [1] - 25:10 sided [3] - 29:25, 30:4, 30:8 sign [4] - 14:21, 18:12, 20:25, 21:3 signed [1] - 3:14 simple [1] - 12:12 sine [1] - 31:22 small [1] - 29:13 social [1] - 10:4 solely [1] - 7:21 sorry [3] - 16:21, 25:12, 29:16 space [4] - 6:6, 6:12, 6:20, 20:10 speaking [5] - 12:6, 12:8, 12:16, 13:18, 23:10 special [1] - 7:19 speech [2] - 20:4, 27:19 square [2] - 5:25, 6:20 staff [1] - 27:15 started [1] - 14:18 starting [1] - 11:10 State [4] - 3:24, 8:4, 8:7, 32:4 state [1] - 21:11 statement [10] - 10:19, 10:22, 10:23, 11:19, 11:20, 11:24, 12:14, 13:3, 29:2 statements [1] - 12:18 stating [1] - 19:13 step [1] - 9:18 stop [1] - 14:17 Street [3] - 1:7, 2:6, 4:6	students [1] - 6:15 studying [1] - 17:13 stupid [2] - 31:13, 31:15 subdivision [2] - 8:5, 8:8 submitted [1] - 24:10 success [1] - 9:25 Supervisor [2] - 9:6, 9:11 support [5] - 10:6, 14:14, 22:2, 24:23 supposed [1] - 17:5 sworn [1] - 32:6	views [1] - 8:15 Village [15] - 6:3, 12:24, 15:16, 16:13, 17:4, 18:14, 18:18, 18:20, 18:24, 19:6, 19:14, 19:15, 19:19, 19:21, 28:6 violate [1] - 17:4 violated [2] - 14:19, 16:7 voice [2] - 14:13, 30:15
R		T	W
ramble [1] - 31:19 range [1] - 17:21 really [3] - 9:24, 13:22, 16:6 reason [1] - 31:17 recently [1] - 31:9 recollection [1] - 17:3 record [9] - 3:11, 3:16, 10:7, 14:2, 14:15, 21:18, 30:13, 31:5, 32:7 recreational [1] - 6:8 reflect [3] - 3:17, 10:8, 31:5 refund [1] - 5:5 Refunding [1] - 4:22 refused [1] - 27:17 refusing [1] - 25:22 regard [1] - 10:21 related [1] - 32:9 relevant [1] - 24:21 repayment [1] - 7:25 repeat [1] - 11:18 Reporter [1] - 1:18 representative [1] - 8:12 request [1] - 24:18 requested [1] - 4:20 required [4] - 5:16, 7:3, 18:4, 18:16 requires [1] - 11:17 research [1] - 18:22 reserve [1] - 7:3 resident [1] - 28:6 respect [4] - 3:8, 6:19, 17:7, 30:21 respond [1] - 23:8 responded [1] - 23:20 rest [1] - 22:14 Revenue [3] - 3:22, 4:21, 5:7 review [1] - 8:23 room [1] - 6:8 rude [3] - 12:7, 27:16, 31:10	tax [1] - 9:16 taxation [1] - 4:16 taxing [1] - 18:16 terms [4] - 7:16, 14:4, 21:7, 31:3 testimony [2] - 32:5, 32:8 THAT [3] - 32:5, 32:7, 32:12 THE [1] - 1:4 thereof [2] - 8:5, 8:9 thereon [2] - 6:2, 8:11 throat [1] - 12:11 title [1] - 3:18 today [2] - 14:24, 16:20 together [1] - 22:25 TOWN [1] - 2:5 Town [9] - 3:4, 4:2, 5:9, 6:3, 8:6, 8:9, 9:6, 9:9, 9:11 transcript [1] - 32:7 treated [1] - 13:25 tried [1] - 29:22 true [1] - 32:7 trying [1] - 29:3 tutorial [1] - 25:12 two [2] - 14:25, 17:24 type [2] - 15:19, 17:20	wait [2] - 10:18, 22:13 wants [1] - 11:22 welcome [1] - 11:23 West [1] - 4:18 WHEREOF [1] - 32:14 winston [1] - 21:15 WINSTON [20] - 20:16, 21:4, 22:12, 22:18, 22:22, 23:9, 27:24, 28:4, 28:10, 28:14, 28:17, 28:20, 28:24, 29:6, 29:12, 29:18, 29:24, 30:4, 30:8, 30:11 Winston [1] - 31:6 wish [2] - 19:3, 19:8 wishes [2] - 10:23, 30:23 wishing [1] - 9:17 WITNESS [1] - 32:14 witness [2] - 32:5, 32:8 wondering [2] - 15:20, 21:13 writing [1] - 24:11 written [1] - 8:14	
S		U	Y
safety [1] - 28:12 salary [1] - 17:21 Santino [2] - 9:6, 9:11 Sarah [5] - 9:19, 11:18, 11:22, 19:3, 19:8		under [1] - 4:25 up [2] - 15:6, 15:9	year [2] - 6:18, 15:17 years [1] - 21:23 York [12] - 1:7, 2:6, 3:24, 4:7, 4:12, 4:19, 6:4, 8:4, 8:7, 8:8, 8:10, 32:4
		V	Z
		validly [1] - 4:11 variance [1] - 16:4 variances [1] - 16:19 various [1] - 6:13 vetted [2] - 16:17, 17:10	zoning [2] - 16:2, 16:3