

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

-----X
SUFFOLK COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Public Hearing on the Project with respect to
HARTZ MOUNTAIN SPAGNOLI ROAD PROJECT
-----X

May 16, 2022

1:00 p.m.

315 Main Street

Huntington, New York

BEFORE: ANTHONY CATAPANO,
Hearing Officer

Cynthia R. Tooker

Court Reporter

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

ALSO PRESENT:

- James Rhatican
- Greg Gordon
- Vita Scaturro
- Trish Bergin
- Robert Fonti
- James T. Madore
- Robert Trotta
- Kelly Smith

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. CATAPANO: Good
afternoon, everyone. This is a
public hearing of the Suffolk
County Industrial Development
Agency. My name is Anthony
Catapano and I'm the hearing
officer for this afternoon's
public hearing.

The project for this
hearing is Hartz Mountain
Industries, the Spagnoli Road
project. The board provided
preliminary approval at the last
board meeting on April 28, 2022.

The project involves the
construction of an over 400,000
square foot warehouse industrial
building to be leased to
prospective tenants used for
manufacturing, warehousing and
distribution operations.

The site was formerly a
National Grid facility and it's
just vacant land. It was used for

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

outdoor training for National Grid personnel and so there is no facilities, there is just land assessment on the building.

The project size is about \$98 million and it's estimated to create 2 to 300 full-time equivalent jobs within the first two years of operation. And also the project is estimated to create approximately 225 full-time equivalent construction jobs.

The public hearing notice was published in Newsday on May 6, 2022. And so all of the information with regard to this public hearing is posted, has been posted on our website, suffolkida.org; the application, the notice of hearing, the estimate of benefits.

With respect to the benefits for this project, again, it's vacant land, so the property

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

tax abatement is over 15 years and it ends up being a net about 31 percent savings over the life of the abatement for a total of net savings is about \$5 million.

And then by the same token, over that 15-year period they are paying about 70 percent or 69 percent of the -- what the tax bill would have been or \$11.4 million.

And then the sales tax exemption on the construction is estimated to be about less than \$3 million. So, the sales tax exemption is the state and the county portion and the MTA portion of the taxes, sales tax rate. And then the mortgage recording tax exemption is about \$480,000 if they do put a mortgage on, on the facility, on the property. So, all told the total savings is about \$8.5 million.

1
2 Again, but within that same
3 time frame there is the multiplier
4 with the construction and the
5 operation and it's tens of
6 millions of dollars of multiplier
7 increase in activity due to the
8 result of them constructing this
9 facility. And then they are
10 paying, again, \$11.4 million in
11 property taxes.

12 So, with that, we open --

13 And the other thing too is
14 the comments will be accepted
15 through Wednesday at 3:00 p.m.
16 You could e-mail it to the
17 suffolkida.org,
18 info@suffolkida.org e-mail account
19 and you can send them to us or
20 deliver them in person. And as
21 long as we get it around 3:00 on
22 Wednesday, this Wednesday, we will
23 include it in the public record.

24 We received a letter this
25 morning from the Teamsters Joint

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Counsel Local 16 from New York City. I'm not going to read it, we will include it in the -- in the transcript of the hearing, but they speculated that it could be an Amazon facility. And I guess they are against that. Pretty much the same comments that they -- that they submitted from another project that we were involved in.

We had a hearing on a warehouse facility that they thought could possibly be an Amazon facility as a tenant, so they pretty submitted the same comments for this application.

And I also should point out that we have a stenographer here taking a transcript of the hearing from Veritext Legal Solutions, she is off camera. And then also this hearing is being live streamed through our YouTube channel and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

will be archived on our YouTube account online.

So, with that, if there is anyone that wishes to make any comments, they may do so now.

MR. TROTTA: Okay.

MR. CATAPANO: So, it's Legislator Trotta would like to make some comments from Suffolk County Legislator Robert Trotta.

Thank you.

MR. TROTTA: So, there is 62 counties in the State of New York, the democratic state controller voted Suffolk County 62, dead last for fiscal stability. That is an embarrassing statement considering Suffolk County is one of the richest counties in the entire country, yet we are dead last. And the reason we are dead last is because of projects like this.

You are giving a man who is

1
2 worth \$4.3 billion, that \$9
3 million statement probably doesn't
4 fly his Gulfstream jet, yet you
5 are going to put that burden on
6 the taxpayers of Huntington and
7 Suffolk County.

8 If it is an Amazon
9 facility, whether it's there or
10 the other project that he got a
11 tax break from on Pinelawn Road,
12 that is going to compete with
13 every downtown business. So, you
14 can take all of that money that
15 you say, oh, the \$11 million we
16 are going to get over that time,
17 with the services that are going
18 to be needed to give that and the
19 businesses that are going to lose
20 and the employees that are going
21 out of business so that
22 billionaires can get richer is the
23 reason we are number 62. This is
24 not hard to figure out.

25 And I'm surprised this

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

place isn't packed with union members, because they are the voice of their union, you know, union representatives because they are the voice of the union. Who is the voice of the people besides the legislature.

This is an insult. It, it boggles the mind that given the disastrous fiscal shape the county is in, and if it wasn't for COVID we would be bankrupt, that you would even consider giving a billionaire a tax break given in his own application it states there is a great shortages of these things.

And as you, Mr. Catapano, has sat with me in other of these public hearings where the gentleman has said to us, oh, we can rent these things out in five minutes if this company doesn't go in. Why would we ever, ever give

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

someone a tax break when we know they are going to rent them and we know they are going to make money.

When a guy goes to buy a house, do we give them a tax break. Look, I'm going to pay taxes, I'm going to build a house, instead of getting \$3,000 a year, you are getting 20,000, you should give me \$10,000 because I own a company. This doesn't happen.

This is total mismanagement. They are building this no matter what, make no mistake about it. This guy is a billionaire and has lawyers and can afford to spend \$5,000 for the application.

MR. CATAPANO: Mr. Trotta, who is this guy?

MR. TROTTA: The guy who owns Hartz Mount is worth \$4.3 billion. I guarantee his plane costs more than \$9 million to fly.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

It's an insult to everyone. It's a privately held company.

This is a guy who is worth billion of dollars who has these facilities all over the country and he is coming here to take our money from us. You can argue, oh, we are only getting 3,000 now, we are going to get \$11 million. Guess what, we would have got 20 million if we didn't give him the tax break. And that 20 million spread across the people of the Half Hollow Hills School District, it would be a godsend to them. And the people who can't afford to buy food and have to pay their taxes are going to hopefully pay more taxes. It's ridiculous. It's absolutely insane.

This isn't some new company we are trying to lure here. They don't even have tenants yet, which he knows he's going to have in no

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

time. And guess what, if he doesn't, he is a billionaire, he can afford to pay the taxes on it. We should not be giving tax breaks to billionaires period, unless they are going to bring some new industry, some kind of technology, something of substance, not a warehouse where the job is going to be minimal pay. It's ridiculous and it is the prime reason we are number 62.

MR. CATAPANO: Thank you, Legislator Trotta.

As we have discussed at previous public hearings that the -- you know, it's not the individual, it's a corporation that conducts these projects. And they have to fall on their own merit, it has nothing to do how much the CEO or the top official in the -- in the company --

MR. TROTTA: Why not?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. CATAPANO: It just wouldn't -- and I know this project, this location, a lot of it was under National Grid, vacant land and all, it's been talked about for at least ten years about developing it. It wasn't on the market, but other, other -- you know, other --

MR. TROTTA: Someone will do it. This is an island, we are not building any --

MR. CATAPANO: They would probably need our assistance to build it.

MR. TROTTA: They don't. No, they do not need our assistance to do it, they are billionaires.

Do you know why they are billionaires, because they get these kind of breaks. They have attorneys and they fight for it and people fold and give it to

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

them. Make no mistake about it.

Just like at Gabreski Airport, I was sold a -- I was sold a bill of goods that, oh, we have to give them a tax break because it's written into the contract, but we found out that that wasn't true.

So, Amazon fills out -- now, Amazon, it was Rechler, but it said right in it Amazon. So, we gave Amazon a tax break. And they said, would you move off Long Island if you -- out of New York, they said yes for a last mile distribution center.

MR. CATAPANO: This is not Rechler.

MR. TROTTA: Where they going to go, Connecticut?

MR. CATAPANO: This is Hartz.

MR. TROTTA: This is the same thing. Don't you think they

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

are going to give some distribution, that's what it says.

This is -- this is the definition of insanity. We are dead last.

MR. CATAPANO: Hartz submitted a letter to the Agency and it's posted on our website dated May 12th. It's speculation on whether Amazon would be interested in this facility. And they -- it was stated that they have shown little interest in this property. And based on the requirements that they have, it would be extremely doubtful that they would be interested in this based on their type of operation, given the size and the height of the facility, so --

MR. TROTTA: With all due respect --

MR. CATAPANO: Again, this project is for -- is proposed to

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

be used for prospective uses including light manufacturing, warehouse and distribution.

MR. TROTTA: With all due respect, I had your -- whatever her name is, Natalie, in front of the legislature when she said on the record, oh, Gabreski Airport wasn't about Amazon, yet when I went back to the file, guess what, low and behold it was in there. On their own application they said it was Amazon, so based -- I'm not saying that you are saying this, but based upon what they are telling you, they are feeding you a line of crap.

If it wasn't them, it would be somebody else. And it doesn't matter, I don't care if Amazon doesn't come in, this is something that a billionaire should be allowed and forced to pay their taxes. They should be like

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

everybody else.

Do you think that guy who owns the store down here doesn't want a tax break, he is employing people.

MR. CATAPANO: And there are, there are various tax breaks even for residences and seniors and individuals that are looking to improve their property, there is -- you know, based on assessed value, if you make an investment, you do receive some type of abatement.

So, there is a variety of abatements for residential and commercial type properties based on the investment that they make in it. So, a homeowner can obtain tax abatements.

MR. TROTTA: For veterans and things like that. This is a billionaire, a privately held company.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. CATAPANO: This is \$98 million, so, I mean, it's a big project and --

MR. TROTTA: \$100 million.

MR. CATAPANO: \$98 million.

MR. TROTTA: First of all, what's \$100 million in 4 point -- it falls out of his wallet. It's nothing, it's not 1 percent of his income.

MR. CATAPANO: Anyway --

MR. TROTTA: There is another legislator on her way up, she is a little lost.

MR. CATAPANO: All right. So, anybody else wish to make any comments?

MR. TROTTA: Legislator Bergin is on her way.

MR. CATAPANO: Well, we leave -- we usually customarily leave the public hearing open for approximately 30 minutes in order to give others an opportunity to

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

attend this hearing, so we will put it in recess for now and if someone else comes, we will reopen it. So, we will keep the live stream going.

So, it is presently 1:15 p.m. Thank you.

(A recess was taken.)

MR. TROTTA: Just one more thing I left out. I mean, correct me if I'm wrong, this company Hartz threatened a lawsuit against the IDA because this wasn't going to be part of the initial one, aren't I correct? They were saying they were going to sue you, sue the IDA.

MR. CATAPANO: I can't comment on that.

MR. TROTTA: Well, I have had members tell me that they threatened a lawsuit.

MR. CATAPANO: There was speculation, but it was never a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

threat or anything.

MR. TROTTA: So, are you saying they are not being threatened by a lawsuit to provide this? I mean, are you under duress about this?

MR. CATAPANO: I'm not sure what you are referring to, but there was some technical amendments that were needed to be done on the previous project for Hartz and so those amendments --

MR. TROTTA: And there was a lawsuit?

MR. CATAPANO: The board had some concerns initially. And when they understood the process and all they consented to those changes.

MR. TROTTA: And what were those changes?

MR. CATAPANO: To split the project to the two buildings.

MR. TROTTA: This building

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

and the Pinelawn?

MR. CATAPANO: No, this is Spagnoli. This is -- that was -- the Pinelawn facility has two buildings on it. So, originally it came in as one application and the jobs and everything were all together even though it had two -- the proper tax abatement always had a separate schedule because they were going to come online at different times. Some of the other issues were cross -- they were cross defaults and cross requirements that we had to separate out so the bank -- so the project could be more financeable and also to be --

MR. TROTTA: So, there was a lawsuit threatened?

MR. CATAPANO: No, there was no lawsuit threatened.

MR. TROTTA: So, you are saying there was no lawsuit?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. CATAPANO: That may have been an opinion of one of the board members, but no.

MR. TROTTA: It was more than a board member.

MS. BERGIN: So, there was never a lawsuit that was filed?

MR. CATAPANO: No.

MS. BERGIN: And you are not under any distress to go through this, because they are threatening a lawsuit, right?

MR. CATAPANO: This is a different project. This is Hartz Spagnoli Road project. It's a property that was owned by National Grid. It's vacant property.

The other thing that Legislator Trotta is referring to is Hartz Mountain Pinelawn, the old Newsday facility site. So, they are constructing two buildings over there almost a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

million square feet. So, that's a project that was closed already. And then we had to revisit to make some amendments, which is common with IDA projects. You need to amend documents sometimes to facilitate certain things. So, that's what we did.

There was no lawsuit threatened or anything. The board just had some concerns and needed an understanding of what the -- what the -- what the amendments pertained to. And when they understood all of that, they consented to those changes.

MR. TROTTA: Didn't this company use a lot of outside of New York contractors, the steelwork by people who --

MR. CATAPANO: Again, it depends who you talk to on that. In my understanding, they complied with the Long Island First Policy

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

as it existed back then.

MR. TROTTA: Yes, but it's a policy, they don't have to follow it.

MR. CATAPANO: Well --

MR. TROTTA: The constitution allows them to use whoever they want.

MR. CATAPANO: Right. Right.

So, the interstate commerce clause of the US Constitution would prohibit us to imposing it, but they voluntary complied with the policy.

MR. TROTTA: I have been in IDA projects where people use commerce from all over the country doing work.

MR. CATAPANO: Without -- without the Long Island First policy and the IDA, a project applicant, you know, on its own could hire all out-of-state and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

non-Long Island based companies.
So, at least with our policy it
provides some leverage to the
local construction trades.

MR. TROTTA: It's a policy,
it's not -- it's not enforceable.

MR. CATAPANO: It's
contractual, so there could be
some ramifications.

MR. TROTTA: So, you are
going against the --

MS. BERGIN: Well, we had a
policy when I was a board member
at the Town of Islip that if a
company was coming in and they
were asking for IDA benefits, that
they would have to use local only
if it was in excess of a certain
amount of square feet.

MR. CATAPANO: So, it's the
same thing here, but sometimes
products, construction materials
can't be -- are not accessible
locally. So, the panels, the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

concrete panels -- I mean, there was no -- we have had the construction trades heavily involved in this in a previous Hartz project and there was no bone of contention for disagreement with the cement panels that were shipped over from Pennsylvania are not -- were not available on Long Island.

MS. BERGIN: Is there any way that you can ask them to provide a PLA prior to entering into kind of IDA --

MR. CATAPANO: They have had discussions with the local trade construction trades and they have come to an agreement on certain things, so the labor trades seem to have support for this project.

MS. BERGIN: Have both sides agreed to a PLA?

MR. CATAPANO: No, PLA is

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

not required for this. And then also, the state, starting January 1st, has a requirement of prevailing wage for IDA projects and for other type of projects if it reaches certain thresholds, but it doesn't -- so, this project is subject to the prevailing wage law of the state, but based on the level of benefits that we are providing, it's under the requirement of triggering that, that threshold.

MR. TROTTA: What is the requirement, \$10 million?

MR. CATAPANO: It's like 30 percent of the project cost. So, our benefits would have to exceed 30 percent of the project cost.

MR. TROTTA: That's very rare.

MR. CATAPANO: So, we are way below that.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MS. BERGIN: So, I'm just confused because I'm new here, why are we meeting here, like, how come you don't work out of the legislature building?

MR. CATAPANO: Because we are a county agency, since you said you are from Islip, Islip town, their geographic area is the Town of Islip, so the only time they would have to go out of their normal offices is if it's in the village, incorporated village, then they would have to go into that particular village, Brightwaters or whatever village.

MS. BERGIN: Yeah.

MR. CATAPANO: So, here we are county, there is ten towns. So, this project is in the Town of Huntington, so we can't -- our building, the Dennison Building, is in the Town of Islip, so we can't hold the public hearing in

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

our building, it has to be in the location.

MS. BERGIN: The public has to be accessible.

MR. CATAPANO: Yeah, so that's why we are here.

MS. BERGIN: I was going up and down the street for the last 15 minutes looking for it.

MR. CATAPANO: It puts us at a disadvantage, it's better if we were able to have the hearing going on in our offices.

MS. BERGIN: Yeah, okay.

MR. CATAPANO: Thank you.

MS. BERGIN: Thank you.

MR. CATAPANO: It's 1:25 now, we will leave it open maybe for another ten minutes to give the public an opportunity to attend this hearing. Thank you.

(A recess was taken.)

MR. CATAPANO: Again, this is a public hearing for the Hartz

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Mountain Industry Spagnoli Road project. We have had the hearing open for approximately over 30 minutes. And so there is no one else that wishes to make comments with regard to this project, therefore, we will end this public hearing.

However, I just want to point out that we will still accept comments through May 18th at 3:00 p.m., that's this Wednesday. If anyone wants to submit a letter or comment through our info@suffolkida.org e-mail account or if they want to send or drop off a comment, we will accept them and include them in the public record.

So, with that, this public hearing has officially ended. Thank you.

(Time Noted: 1:36 p.m.)

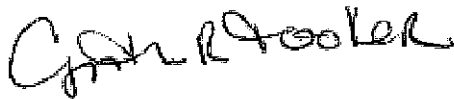
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATION

I, Cynthia R. Tooker, 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 26th day of May, 2022.



CYNTHIA R. TOOKER



May 12, 2022

Ms. Natalie Wright, Chair
Members of the Board
Suffolk County Industrial Development Agency
100 Veterans Memorial Highway, 3rd Floor
Hauppauge, New York 11788

VIA EMAIL

Re: 195 Spagnoli Road, Melville, NY 11747

Dear Chairwoman Wright and Board Members:

On behalf of the Association for a Better Long Island (“ABLI”) and Long Island Builders Institute (“LIBI”), the leading economic development advocacy organizations in the region, we write in full support of Hartz Mountain’s Suffolk County Industrial Development Agency (“IDA”) application for 195 Spagnoli Road, Melville, and respectfully request that the application approved.

The property located at 195 Spagnoli Road, Melville, was previously owned by National Grid. The property is a vacant dirt lot that National Grid used to train employees in digging trenches for natural gas lines. In 2019, Hartz Mountain purchased the property and intends to develop the site into a warehouse. The need for this sort of development is in great demand on Long Island do not only distribute goods to Long Islanders, but in actuality, the majority distribute Long Island manufactured and imported products across the country and globe.

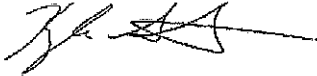
A recent economic report, prepared by Long Island based company Nelson Pope Voorhis, projects that the project will create 225 construction jobs and \$30,000,000 in economic benefit, including indirect wages, during the 14-16 months construction period. Furthermore, the report projects the creation of 250 permanent jobs and \$15,000,000 of wages annually, including indirect jobs/wages.

As our region’s economy recovers from the COVID-19 pandemic, it is critical that we look to rejuvenate and revitalize underutilized properties to spur economic activity, create jobs and tax revenue. In a recent Newsday Editorial, *Developing the building blocks of LI’s future*, the board stated, “...the smaller efforts to reuse, repurpose or revitalize the older, tired parcels that dot the Island are just as critical, as building blocks for the region’s future.” There is little doubt that such property, located a stone’s throw from Route 110, Long Island’s main business

corridor, is better suited as a facility generating hundreds of jobs than a vacant dirt lot. Therefore, it is imperative that the Suffolk IDA accelerate this project forward by expeditiously reviewing and approving Hartz Mountain's application.

ABLI and LIBI fully support Hartz Mountain's Suffolk IDA application for 195 Spagnoli Road, Melville, and respectfully request that the application be expeditiously reviewed and approved.

Sincerely,



Kyle Strober, Executive Director
Association for a Better Long Island



Mitch Pally, CEO
Long Island Builders Institute

Cc: Hon. Steve Bellone, Suffolk County Executive

JOINT COUNCIL No. 16

INTERNATIONAL BROTHERHOOD OF TEAMSTERS



265 WEST 14TH STREET - SUITE 1201
NEW YORK, NEW YORK 10011
(212) 924-0002
Fax (212) 691-7074

May 16, 2022

Suffolk County Industrial Development Agency
Attn: Anthony J. Catapano, Executive Director
H. Lee Dennison Building,
100 Veterans Highway – 3rd Floor
P.O. Box 6100
Hauppauge, NY 11788
(631) 853-4802
info@suffolkida.org.

Re: Applicant: Spagnoli Road, LLC (Hartz Mountain Industries, Inc.)
Project: Construction of a 411,000 sq ft building to be used “for manufacturing, warehouse and/or distribution uses.”
Location: Spagnoli Road (no street number), Melville, NY 11747

Dear Chairwoman Wright and Members of the Board:

Teamsters Joint Council 16 represents 120,000 workers in Downstate New York and Puerto Rico, including many in the warehousing and logistics industry. It is part of the 1.4 million-member strong International Brotherhood of Teamsters.

These comments are being submitted for the public hearing on May 16, 2022 to discuss the project on Spagnoli Road in Melville, NY 11747 which is being developed by Hartz Mountain Industries, Inc. Suffolk IDA documents describe the project as “the construction of an approximately 411,000 square foot building” on “31.32 acres of real estate located on Spagnoli Road” to be subleased “to third-party tenants for manufacturing, warehousing and/or distribution uses.”¹

The Suffolk IDA is considering assistance to the project in the form of a 15-year Payment in Lieu of Taxes (PILOT) agreement along with additional mortgage tax exemption and sales tax exemption aid. We urge the Suffolk IDA to delay action on this request for assistance, until there is more information on the project which could be used to evaluate whether the IDA’s assistance is appropriate and necessary.

¹ Notice of Public Hearing, May 6, 2022.

This Project May Be An Amazon Facility:

Suffolk IDA documents do not specify a known end user for the warehouse. Despite this, there seems to be a significant chance that some component of the project will be an Amazon warehouse such as a last mile delivery station:

- The applicant – Hartz Mountain – has an existing relationship with Amazon:
 - Earlier this year, it signed a 10-year lease with Amazon for one of its buildings at 235 Pinelawn Road (also listed as 90 Ruland Road) in Melville, NY on the former Newsday site.²
 - In 2017, Hartz Mountain developed a building in Weehawken, NJ for Amazon subsidiary Whole Foods.³
- The development on Spagnoli Road was described in a 3/4/2022 *Long Island Business News* article as a “last-mile, warehouse and distribution facility.”⁴
- Amazon seems to be creating a concentration of last mile facilities in Melville. Last year, “the company leased two adjacent buildings at 540 Broadhollow Road and 1770 Walt Whitman Road” in Melville that are being used as last mile delivery stations.⁵
- Amazon is now the largest operator of e-commerce facilities and the largest single developer of warehouses and logistics facilities in the United States. From 2014 to the first half of 2021, the number of last mile delivery stations grew from just 8 to almost 450. Amazon plans to open at least another 250 last mile delivery stations in the U.S. over the next 2 years. The company reportedly plans to open at least 1,500 last mile delivery stations.⁶
- Amazon has made an aggressive push to build more last mile warehouses in Long Island, working with developers to build facilities in Syosset, Holbrook, Woodmere and Westhampton. Amazon continues to push more Long Island development projects in places such as Freeport.

Suffolk IDA officials should request that the applicant divulge any intended or prospective end user. It is likely that there is either a known end user or 1 or more prospective end users, given the length of time that this project has been under development:

- Hartz Mountain bought the land in 2019.⁷
- The developer submitted this project’s application to the Suffolk IDA in August 2020.⁸
- It has already received approvals from the Huntington Planning Board.⁹

If the Suffolk IDA knew the end user, it would be in a better position to evaluate if the project needed and/or warranted tax breaks.

This Project May Not Need Suffolk IDA Assistance:

The purpose of IDAs is to:

- 1) Offer assistance in the creation and/or retention of local jobs that might otherwise be impossible, and

² <https://greaterlongisland.com/amazon-warehouse-planned-for-former-newsday-headquarters-in-melville/>

³ <https://www.northjersey.com/story/money/shopping/2017/06/27/whole-foods-365-new-format-store-coming-weehawken/430750001/>

⁴ Long Island’s Industrial Revolution,” *Long Island Business News*, March 4, 2022.

⁵ <https://libn.com/2022/02/25/amazon-leases-first-building-at-former-newsday-site/>

⁶ <https://www.freightwaves.com/news/amazon-to-blanket-the-burbs-with-lots-of-delivery-stations>

⁷ <https://www.hartzmountain.com/Pages/Developments.aspx>

⁸ Letter from Hartz Mountain Vice President James P. Rhatican, 4/22/2022.

⁹ Letter from Hartz Mountain Vice President James P. Rhatican, 4/22/2022.

- 2) Incentivize job-creation projects that might otherwise go to other locations.

We question whether these objectives would be met by subsidizing an Amazon project.

The project's Form Application for Financial Assistance asks "is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York state?" Interestingly, the developer did not answer "Yes" or "No" but left the answer blank. It did state that "the financial assistance is critical to developing the property. The incentives make the project financially feasible allowing [sic] to attract hundreds of new jobs to the region by being able to offer a competitive rate compared to lower cost markets across the Country."¹⁰

Elsewhere, the Form Application for Financial Assistance asks "is there a likelihood that the Applicant would not proceed with this Project without the Agency's assistance?" Hartz Mountain answered "Yes," clarifying that "If but for the Suffolk IDA's financial assistance the project would not be able to move forward. It is imperative in today's ultra competitive market that Long Island competes with out of NYS that incentives are in place to support larger scaled projects that yield new jobs."¹¹

These assertions – about the necessity for IDA subsidies to locate the project in the county – are unlikely to be true in the event that this project is an Amazon warehouse, because such facilities must be near the areas they service with deliveries. In other words, a facility intended to service Long Island could not otherwise be located in another state.

This is particularly true if the project will include 1 or more last mile delivery stations. Because they are the final stop in the e-commerce supply chain before packages are delivered to customers, they must necessarily be located in the immediate vicinities of their service areas.

Furthermore, if this project is an Amazon facility, the company's enormous wealth renders the Suffolk IDA's financial assistance unnecessary.

This Project May Not Create Good Jobs:

A prime reason for supporting projects such as this one is the prospect of jobs for local residents. This project may not create good jobs that can sustain local, middle class families:

Negative Impact on Wages for the Temporary Construction Jobs:

It is assumed that the project will generate over 200 construction jobs.¹² The applicant, however, has failed to sign a Project Labor Agreement (PLA) with the Building and Construction Trades Council of Nassau & Suffolk Counties (AFL-CIO) to ensure that the construction jobs will be union, living-wage jobs – despite assurances of repeated discussions with the organization.¹³

Negative Impact on Wages for the Permanent Warehouse Jobs:

The project is anticipated to generate 200-300 permanent jobs.¹⁴ There is no guarantee that these will be good jobs if this project is an Amazon facility:

¹⁰ Form Application for Financial Assistance, Page 11, SCIDA Project Abstract, 5/20/2021.

¹¹ Form Application for Financial Assistance, Page 24, (Question 3 of Part VII), SCIDA Project Abstract, 5/20/2021.

¹² "Fiscal and Economic Impact Summary Analysis" dated 7/16/2021 and prepared by Nelson, Pope & Voorhis, LLC (NPV).

¹³ Letter from Hartz Mountain Vice President James P. Rhatican, 4/22/2022.

¹⁴ "Fiscal and Economic Impact Summary Analysis" dated 7/16/2021 and prepared by Nelson, Pope & Voorhis, LLC (NPV).

- According to Bureau of Labor Statistics data for 68 counties where a large Amazon facility was opened, the average compensation for the industry declined more than 6% in the two years after opening.¹⁵
- A U.S. Government Accountability Office report from October 2020¹⁶ cited in several articles found that in the 9 states covered, more than 4,000 Amazon employees receive SNAP food assistance.
- Pre-pandemic research found that warehouse workers in areas with an Amazon facility earned about 10% less than similar workers elsewhere.¹⁷

Injury Rates Associated with Amazon Facilities:

- A study published in April 2022 found that Amazon warehouse workers in the U.S. suffered serious injuries at twice the rate of rival companies in 2021.
- OSHA data for 2020 shows that the serious injury rate at Amazon warehouses – meaning workers were hurt badly enough to miss work or be placed on light duty – was almost 80% higher than the entire warehousing industry at 5.9 serious injuries for every 100 Amazon workers.^{18 19}
- Despite touting millions spent on safety, internal data show that Amazon leaders went to great lengths to hide an ongoing, and worsening, safety crisis at company warehouses across the U.S.²⁰

Amazon Employment Churn: Data shows that when Amazon moves into a county, turnover rates for the entire county skyrocket – in just 2 years, a new Amazon facility increases the turnover rate for warehousing and storage employees an average of 30%.²¹ In California, researchers found that the average turnover rate in “Amazon” counties for warehouse workers more than doubled in the years between 2011 and 2017, from 38.1% to 100.9%.²²

Conclusion:

For the reasons discussed above, we respectfully request that the Suffolk IDA refrain from approving the proposed project until it has the information needed to make an informed investment decision. Thank you for your consideration.

Sincerely,

Teamsters Joint Council 16

¹⁵ Bloomberg. Amazon Has Turned a Middle-Class Warehouse Job into a McCareer. December 2020.

¹⁶ U.S. Government Accountability Office Report to the Ranking Member, Committee on the Budget, U.S. Senate. FEDERAL SOCIAL SAFETY NET PROGRAMS: Millions of Full-Time Workers Rely on Federal Health Care and Food Assistance Program. <https://www.gao.gov/assets/gao-21-45.pdf>. October 2020.

¹⁷ The Economist. What Amazon does to wages. January 2018.

¹⁸ The Washington Post. Amazon warehouse workers suffer serious injuries at higher rates than other firms. June 2021.

¹⁹ Strategic Organizing Center. Primed for Pain: Amazon’s Epidemic of Workplace Injuries. May 2021.

²⁰ Reveal. How Amazon Hid its Safety Crisis. September 2020.

²¹ The New York Times. Inside Amazon’s Employment Machine. June 2021.

²² National Employment Law Project. Amazon’s Disposable Workers: High Injury and Turnover Rates at Fulfillment Centers in California. March 2020.

<p>1</p> <p>1 19:10 10 28:16 10,000 11:11 100 19:5,8 11 9:15 12:10 11.4 5:12 6:10 12th 16:10 15 5:2,8 30:10 16 1:8 7:2 16560 32:13 18th 31:12 1:00 1:9 1:15 20:8 1:36 31:24 1st 28:4</p>	<p>5</p> <p>5 5:6 5,000 11:18</p> <p>6</p> <p>6 4:15 62 8:14,17 9:23 13:13 69 5:9</p> <p>7</p> <p>70 5:9</p> <p>8</p> <p>8.5 5:25</p> <p>9</p> <p>9 9:2 11:25 98 4:7 19:3,6</p>	<p>airport 15:4 17:9 allowed 17:24 allows 25:8 amazon 7:7,16 9:8 15:10,11,12,13 16:11 17:10,14,21 amend 24:7 amendments 21:11,13 24:5,14 amount 26:20 anthony 1:15 3:6 anybody 19:17 anyway 19:12 applicant 25:24 application 4:20 7:18 10:16 11:19 17:13 22:7 approval 3:14 approximately 4:12 19:24 31:4 april 3:15 archived 8:2 area 29:10 argue 12:8 asking 26:17 assessed 18:12 assessment 4:5 assistance 14:15 14:19 attend 20:2 30:22 attorneys 14:24 available 27:11</p>	<p>benefits 4:22,24 26:17 28:11,19 bergin 2:6 19:20 23:7,10 26:13 27:12,23 29:2,18 30:4,8,15,17 better 30:12 big 19:4 bill 5:11 15:5 billion 9:2 11:24 12:5 billionaire 10:15 11:17 13:3 17:23 18:24 billionaires 9:22 13:6 14:20,22 board 3:13,15 21:16 23:4,6 24:11 26:14 boggles 10:10 bone 27:7 break 9:11 10:15 11:2,7 12:13 15:6 15:13 18:5 breaks 13:5 14:23 18:8 brightwaters 29:17 bring 13:7 build 11:8 14:16 building 3:19 4:5 11:14 14:13 21:25 29:6,23,23 30:2 buildings 21:24 22:6 23:25 burden 9:5 business 9:13,21 businesses 9:19 buy 11:5 12:18</p>
<p>2</p> <p>2 4:8 20 12:11,13 20,000 11:10 2022 1:8 3:15 4:16 32:10 225 4:12 26th 32:10 28 3:15</p>	<p>a</p> <p>abatement 5:2,5 18:15 22:10 abatements 18:17 18:21 able 30:13 absolutely 12:21 accept 31:12,18 accepted 6:14 accessible 26:24 30:5 account 6:18 8:3 31:17 accurate 32:8 activity 6:7 afford 11:18 12:17 13:4 afternoon 3:3 afternoon's 3:8 agency 1:3 3:6 16:8 29:8 agreed 27:24 agreement 27:19</p>	<p>b</p> <p>back 17:11 25:2 bank 22:17 bankrupt 10:13 based 16:15,19 17:14,16 18:12,18 26:2 28:10 behold 17:12</p>	<p>board 3:13,15 21:16 23:4,6 24:11 26:14 boggles 10:10 bone 27:7 break 9:11 10:15 11:2,7 12:13 15:6 15:13 18:5 breaks 13:5 14:23 18:8 brightwaters 29:17 bring 13:7 build 11:8 14:16 building 3:19 4:5 11:14 14:13 21:25 29:6,23,23 30:2 buildings 21:24 22:6 23:25 burden 9:5 business 9:13,21 businesses 9:19 buy 11:5 12:18</p>
<p>3</p> <p>3 5:16 3,000 11:9 12:9 30 19:24 28:18,20 31:4 300 4:8 31 5:4 315 1:10 3:00 6:15,21 31:13</p>	<p>4</p> <p>4 19:8 4.3 9:2 11:23 400,000 3:17 480,000 5:21</p>		

<p>c</p> <p>camera 7:23 care 17:21 catapano 1:15 3:2 3:7 8:8 10:19 11:20 13:14 14:2 14:14 15:18,22 16:7,24 18:7 19:2 19:6,12,16,21 20:19,24 21:8,16 21:23 22:3,22 23:2,9,14 24:22 25:6,10,21 26:8,21 27:16,25 28:17,24 29:7,19 30:6,11,16 30:18,24 cement 27:8 center 15:17 ceo 13:23 certain 24:8 26:19 27:20 28:7 certification 32:2 certify 32:6 changes 21:20,22 24:17 channel 7:25 city 7:3 clause 25:13 closed 24:3 come 17:22 22:12 27:19 29:5 comes 20:4 coming 12:7 26:16 comment 20:20 31:15,18 comments 6:14 7:9,18 8:6,10 19:18 31:6,12 commerce 25:12 25:19</p>	<p>commercial 18:18 common 24:5 companies 26:2 company 10:24 11:12 12:3,22 13:24 18:25 20:12 24:19 26:16 compete 9:12 complied 24:24 25:15 concerns 21:17 24:12 concrete 27:2 conducts 13:20 confused 29:3 connecticut 15:21 consented 21:19 24:17 consider 10:14 considering 8:19 constitution 25:8 25:13 constructing 6:8 23:24 construction 3:17 4:13 5:14 6:4 26:5 26:23 27:4,18 contention 27:7 contract 15:8 contractors 24:20 contractual 26:9 controller 8:16 corporation 13:19 correct 20:11,16 cost 28:18,21 costs 11:25 counsel 7:2 counties 8:14,21 country 8:22 12:6 25:19</p>	<p>county 1:3 3:5 5:18 8:11,16,20 9:7 10:11 29:8,20 court 1:23 covid 10:12 crap 17:18 create 4:8,11 cross 22:14,15,15 customarily 19:22 cynthia 1:22 32:4 32:14</p> <p>d</p> <p>dated 16:10 day 32:10 dead 8:17,22,23 16:6 defaults 22:15 definition 16:5 deliver 6:20 democratic 8:15 dennison 29:23 depends 24:23 developing 14:8 development 1:3 3:5 different 22:13 23:15 disadvantage 30:12 disagreement 27:8 disastrous 10:11 discussed 13:16 discussions 27:17 distress 23:11 distribution 3:22 15:17 16:3 17:4 district 12:15 documents 24:7 doing 25:20 dollars 6:6 12:5</p>	<p>doubtful 16:17 downtown 9:13 drop 31:18 due 6:7 16:22 17:5 duress 21:7</p> <p>e</p> <p>e 6:16,18 31:16 embarrassing 8:19 employees 9:20 employing 18:5 ended 31:22 ends 5:3 enforceable 26:7 entering 27:14 entire 8:21 equivalent 4:9,13 estimate 4:22 estimated 4:7,11 5:15 everybody 18:2 exceed 28:20 excess 26:19 exemption 5:14,17 5:21 existed 25:2 extremely 16:17</p> <p>f</p> <p>facilitate 24:8 facilities 4:4 12:6 facility 3:24 5:23 6:9 7:7,14,16 9:9 16:12,21 22:5 23:23 fall 13:21 falls 19:9 feeding 17:17 feet 24:2 26:20 fight 14:24</p>
---	---	--	---

<p>figure 9:24 file 17:11 filed 23:8 fills 15:10 financeable 22:18 first 4:9 19:7 24:25 25:22 fiscal 8:17 10:11 five 10:23 fly 9:4 11:25 fold 14:25 follow 25:5 fonti 2:7 food 12:18 foot 3:18 forced 17:24 foregoing 32:7 formerly 3:23 found 15:8 frame 6:3 front 17:7 full 4:8,12</p>	<p>going 7:3 9:5,12 9:16,17,19,20 11:3 11:4,7,8 12:10,19 12:25 13:7,10 15:21 16:2 20:6 20:14,17 22:12 26:12 30:8,14 good 3:2 goods 15:5 gordon 2:4 great 10:17 greg 2:4 grid 3:24 4:2 14:5 23:18 guarantee 11:24 guess 7:7 12:11 13:2 17:11 gulfstream 9:4 guy 11:5,16,21,22 12:4 18:3</p>	<p>hereunto 32:9 hills 12:15 hire 25:25 hold 29:25 hollow 12:15 homeowner 18:20 hopefully 12:19 house 11:6,8 huntington 1:11 9:6 29:22</p>	<p>investment 18:13 18:19 involved 7:12 27:5 involves 3:16 island 14:12 15:15 24:25 25:22 26:2 27:11 islip 26:15 29:9,9 29:11,24 issues 22:14</p>
g	h	i	j
<p>gabreski 15:3 17:9 gentleman 10:22 geographic 29:10 getting 11:9,10 12:9 give 9:18 10:25 11:6,11 12:12 14:25 15:6 16:2 19:25 30:20 given 10:10,15 16:20 giving 8:25 10:14 13:5 go 10:24 15:21 23:11 29:12,15 godsend 12:16 goes 11:5</p>	<p>half 12:15 hand 32:10 happen 11:12 hard 9:24 hartz 1:6 3:11 11:23 15:23 16:7 20:13 21:13 23:15 23:22 27:6 30:25 hearing 1:5,15 3:4 3:7,9,11 4:14,18 4:21 7:5,13,21,24 19:23 20:2 29:25 30:13,22,25 31:3,9 31:22 hearings 10:21 13:17 heavily 27:4 height 16:20 held 12:3 18:25</p>	<p>ida 20:14,18 24:6 25:18,23 26:17 27:15 28:5 imposing 25:14 improve 18:11 include 6:23 7:4 31:19 including 17:3 income 19:11 incorporated 29:14 increase 6:7 individual 13:19 individuals 18:10 industrial 1:3 3:5 3:18 industries 3:12 industry 13:8 31:2 info 6:18 31:16 information 4:17 initial 20:15 initially 21:17 insane 12:21 insanity 16:5 insult 10:9 12:2 interest 16:14 interested 16:12 16:18 interstate 25:12</p>	<p>james 2:3,8 january 28:4 jet 9:4 job 13:10 jobs 4:9,13 22:8 joint 6:25</p>
g	h	i	k
<p>gabreski 15:3 17:9 gentleman 10:22 geographic 29:10 getting 11:9,10 12:9 give 9:18 10:25 11:6,11 12:12 14:25 15:6 16:2 19:25 30:20 given 10:10,15 16:20 giving 8:25 10:14 13:5 go 10:24 15:21 23:11 29:12,15 godsend 12:16 goes 11:5</p>	<p>half 12:15 hand 32:10 happen 11:12 hard 9:24 hartz 1:6 3:11 11:23 15:23 16:7 20:13 21:13 23:15 23:22 27:6 30:25 hearing 1:5,15 3:4 3:7,9,11 4:14,18 4:21 7:5,13,21,24 19:23 20:2 29:25 30:13,22,25 31:3,9 31:22 hearings 10:21 13:17 heavily 27:4 height 16:20 held 12:3 18:25</p>	<p>increase 6:7 individual 13:19 individuals 18:10 industrial 1:3 3:5 3:18 industries 3:12 industry 13:8 31:2 info 6:18 31:16 information 4:17 initial 20:15 initially 21:17 insane 12:21 insanity 16:5 insult 10:9 12:2 interest 16:14 interested 16:12 16:18 interstate 25:12</p>	<p>keep 20:5 kelly 2:10 kind 13:8 14:23 27:15 know 10:4 11:2,4 13:18 14:3,10,21 18:12 25:24 knows 12:25</p> <p style="text-align: center;">l</p> <p>labor 27:20 land 3:25 4:4,25 14:6 law 28:9 lawsuit 20:13,23 21:5,15 22:21,23 22:25 23:8,13 24:10 lawyers 11:17 leased 3:19 leave 19:22,23 30:19</p>

<p>left 20:11 legal 7:22 legislator 8:9,11 13:15 19:14,19 23:21 legislature 10:8 17:8 29:6 letter 6:24 16:8 31:15 level 28:11 leverage 26:4 life 5:4 light 17:3 line 17:18 little 16:14 19:15 live 7:24 20:5 local 7:2 26:5,18 27:17 locally 26:25 location 14:4 30:3 long 6:21 15:14 24:25 25:22 26:2 27:11 look 11:7 looking 18:10 30:10 lose 9:19 lost 19:15 lot 14:4 24:19 low 17:12 lure 12:23</p>	<p>matter 11:15 17:21 mean 19:3 20:11 21:6 27:2 meeting 3:15 29:4 member 23:6 26:14 members 10:3 20:22 23:4 merit 13:22 mile 15:16 million 4:7 5:6,12 5:16,25 6:10 9:3 9:15 11:25 12:10 12:12,13 19:3,5,6 19:8 24:2 28:16 millions 6:6 mind 10:10 minimal 13:11 minutes 10:24 19:24 30:10,20 31:5 mismanagement 11:14 mistake 11:16 15:2 money 9:14 11:4 12:8 morning 6:25 mortgage 5:20,22 mount 11:23 mountain 1:6 3:11 23:22 31:2 move 15:14 mta 5:18 multiplier 6:3,6</p>	<p>need 14:15,18 24:6 needed 9:18 21:11 24:12 net 5:3,6 never 20:25 23:8 new 1:11 7:2 8:14 12:22 13:7 15:15 24:20 29:3 32:5 newsday 4:15 23:23 non 26:2 normal 29:13 notary 32:4 noted 31:24 notes 32:8 notice 4:14,21 number 9:23 13:13</p>	<p>outside 24:19 owned 23:17 owns 11:23 18:4</p>
			p
			<p>p.m. 1:9 6:15 20:8 31:13,24 packed 10:2 panels 26:25 27:2 27:9 part 20:15 particular 29:16 pay 11:7 12:18,19 13:4,11 17:24 paying 5:9 6:10 pennsylvania 27:10 people 10:7 12:14 12:17 14:25 18:6 24:21 25:18 percent 5:4,9,10 19:10 28:18,20 period 5:8 13:6 person 6:20 personnel 4:3 pertained 24:15 pinelawn 9:11 22:2,5 23:22 pla 27:14,24,25 place 10:2 plane 11:24 point 7:19 19:8 31:11 policy 24:25 25:4 25:16,23 26:3,6,14 portion 5:18,18 possibly 7:15 posted 4:18,19 16:9 preliminary 3:14 present 2:2</p>
		o	
		<p>obtain 18:20 officer 1:15 3:8 offices 29:13 30:14 official 13:23 officially 31:22 oh 9:15 10:22 12:8 15:5 17:9 okay 8:7 30:15 old 23:23 online 8:3 22:12 open 6:12 19:23 30:19 31:4 operation 4:10 6:5 16:19 operations 3:22 opinion 23:3 opportunity 19:25 30:21 order 19:24 originally 22:6 outdoor 4:2</p>	
m			
<p>madore 2:8 mail 6:16,18 31:16 main 1:10 man 8:25 manufacturing 3:21 17:3 market 14:9 materials 26:23</p>			
	n		
	<p>name 3:6 17:7 natalie 17:7 national 3:24 4:2 14:5 23:18</p>		

<p>presently 20:7 pretty 7:8,17 prevailing 28:5,9 previous 13:17 21:12 27:5 prime 13:12 prior 27:14 privately 12:3 18:24 probably 9:3 14:15 process 21:18 products 26:23 prohibit 25:14 project 1:5,6 3:10 3:13,16 4:6,11,24 7:11 9:10 14:4 16:25 19:4 21:12 21:24 22:18 23:15 23:16 24:3 25:23 27:6,22 28:8,18,20 29:21 31:3,7 projects 8:24 13:20 24:6 25:18 28:5,6 proper 22:10 properties 18:18 property 4:25 5:23 6:11 16:15 18:11 23:17,19 proposed 16:25 prospective 3:20 17:2 provide 21:5 27:14 provided 3:13 provides 26:4 providing 28:12 public 1:5 3:4,9 4:14,18 6:23 10:21 13:17 19:23</p>	<p>29:25 30:4,21,25 31:8,20,21 32:4 published 4:15 put 5:22 9:5 20:3 puts 30:11</p> <p style="text-align: center;">r</p> <p>r 1:22 32:4,14 ramifications 26:10 rare 28:23 rate 5:19 reaches 28:7 read 7:3 reason 8:23 9:23 13:13 receive 18:14 received 6:24 recess 20:3,9 30:23 rechler 15:11,19 record 6:23 17:9 31:20 recording 5:20 referring 21:9 23:21 regard 4:17 31:7 rent 10:23 11:3 reopen 20:4 reporter 1:23 representatives 10:5 required 28:2 requirement 28:4 28:13,16 requirements 16:16 22:16 residences 18:9 residential 18:17 respect 1:5 4:23 16:23 17:6</p>	<p>result 6:8 revisit 24:4 rhatican 2:3 richer 9:22 richest 8:21 ridiculous 12:20 13:12 right 15:12 19:16 23:13 25:10,11 road 1:6 3:12 9:11 23:16 31:2 robert 2:7,9 8:11</p> <p style="text-align: center;">s</p> <p>sales 5:13,16,19 sat 10:20 savings 5:4,6,24 saying 17:15,15 20:17 21:4 22:25 says 16:3 scaturro 2:5 schedule 22:11 school 12:15 send 6:19 31:17 seniors 18:9 separate 22:11,17 services 9:17 set 32:10 shape 10:11 shipped 27:9 shortages 10:17 shown 16:14 sides 27:24 signature 32:13 site 3:23 23:23 size 4:6 16:20 smith 2:10 sold 15:4,5 solutions 7:22 somebody 17:20 spagnoli 1:6 3:12 22:4 23:16 31:2</p>	<p>speculated 7:6 speculation 16:10 20:25 spend 11:18 split 21:23 spread 12:14 square 3:18 24:2 26:20 stability 8:18 starting 28:3 state 5:17 8:14,15 25:25 28:3,10 32:5 stated 16:13 statement 8:19 9:3 states 10:16 steelwork 24:21 stenographer 7:20 stenographic 32:8 store 18:4 stream 20:6 streamed 7:24 street 1:10 30:9 subject 28:9 submit 31:15 submitted 7:10,17 16:8 substance 13:9 sue 20:17,18 suffolk 1:3 3:4 8:10,16,20 9:7 suffolkida.org 4:20 6:17,18 31:16 support 27:21 sure 21:8 surprised 9:25</p> <p style="text-align: center;">t</p> <p>t 2:8 take 9:14 12:7</p>
---	---	--	--

<p>taken 20:9 30:23 talk 24:23 talked 14:6 tax 5:2,10,13,16 5:19,20 9:11 10:15 11:2,6 12:13 13:5 15:6 15:13 18:5,8,21 22:10 taxes 5:19 6:11 11:8 12:19,20 13:4 17:25 taxpayers 9:6 teamsters 6:25 technical 21:10 technology 13:8 tell 20:22 telling 17:17 ten 14:7 29:20 30:20 tenant 7:16 tenants 3:20 12:24 tens 6:5 thank 8:12 13:14 20:8 30:16,17,22 31:23 thing 6:13 15:25 20:11 23:20 26:22 things 10:18,23 18:23 24:8 27:20 think 15:25 18:3 thought 7:15 threat 21:2 threatened 20:13 20:23 21:5 22:21 22:23 24:11</p>	<p>31:24 times 22:13 token 5:7 told 5:24 took 1:22 32:4 32:14 top 13:23 total 5:5,24 11:13 town 26:15 29:10 29:11,21,24 towns 29:20 trade 27:18 trades 26:5 27:4 27:18,21 training 4:2 transcript 7:5,21 32:8 triggering 28:13 trish 2:6 trotta 2:9 8:7,9,11 8:13 11:20,22 13:15,25 14:11,17 15:20,24 16:22 17:5 18:22 19:5,7 19:13,19 20:10,21 21:3,14,21,25 22:20,24 23:5,21 24:18 25:3,7,17 26:6,11 28:15,22</p>	<p>union 10:2,4,5,6 use 24:19 25:8,18 26:18 uses 17:2 usually 19:22</p> <p style="text-align: center;">v</p> <p>vacant 3:25 4:25 14:5 23:18 value 18:13 variety 18:16 various 18:8 veritext 7:22 veterans 18:22 village 29:14,14,16 29:17 vita 2:5 voice 10:4,6,7 voluntary 25:15 voted 8:16</p>	<p>worth 9:2 11:23 12:4 written 15:7 wrong 20:12</p> <p style="text-align: center;">x</p> <p>x 1:2,7</p> <p style="text-align: center;">y</p> <p>yeah 29:18 30:6 30:15 year 5:8 11:9 years 4:10 5:2 14:7 york 1:11 7:2 8:15 15:15 24:20 32:5 youtube 7:25 8:2</p>
<p>threatening 23:13 threshold 28:14 thresholds 28:7 time 4:8,12 6:3 9:16 13:2 29:11</p>	<p style="text-align: center;">u</p> <p>understanding 24:13,24 understood 21:18 24:16</p>	<p style="text-align: center;">w</p> <p>wage 28:5,9 wallet 19:9 want 18:5 25:9 31:10,17 wants 31:14 warehouse 3:18 7:14 13:10 17:4 warehousing 3:21 way 19:14,20 27:13 28:25 website 4:19 16:9 wednesday 6:15 6:22,22 31:14 went 17:11 whereof 32:9 wish 19:17 wishes 8:5 31:6 witness 32:9 work 25:20 29:5</p>	