

The following is a response to questions and comments that were made at the public hearing held on November 29, 2018 at the Lindenhurst Middle School. In all, 21 people gave verbal comments, and a few others submitted written comments.

- Why are their payments from the developer to the Village and the Businesses Improvement District (BID) written into the the benefit package?
 - The Business Improvement District is a line item on the Village tax bill, and is unrelated to the IDA. The Impact fee was negotiated by the Village as a zoning exaction, to reduce the impact of the development on the Village. The Village collects this fee itself, and it is not a part of the IDA's benefit package. That being said, the National Development Council (NDC) believed it was important to account for all of the costs and public benefits of the project when doing their independent analysis.
- Why is the Businesses Improvement District receiving \$33.7 million dollars, paid out over 30 years?
 - They are not. The Business Improvement District will receive approximately \$2,699 per year from the property, adding up to \$80,970 over the 30 years.
- How is it that the developer will get a PILOT and tax abatements, and the tenants will pay nothing for the education of their children?
 - The property is currently paying \$335,147 in property taxes annually, over 60% of which goes to fund the school district. Over the course of the PILOT, the tax contribution from the property will increase. Any potential tenant with children would be paying rent, which pays the tax bill of the property.
- Can the IDA review the benefit package as it is written and address the inequities, especially in the Lindenhurst School District?
 - The IDA has the authority to enter into PILOT agreements which are uniform over the various taxing jurisdictions. We are prohibited from adjusting rates to favor one taxing jurisdiction over another. The only exception to this would be if all taxing jurisdictions unanimously agree to alter the proportions so that one jurisdiction would get more tax revenue and the others less.
- Where are all of these people going to park?
 - Those concerns were addressed to the satisfaction of the Village of Lindenhurst building department prior to the IDA's involvement. While the IDA makes sure that all projects are in compliance and have all proper permits, these determinations are outside of our scope of authority, as the Village is the lead agency on this project.
- Is \$20.6 million for 6 jobs, which works out to \$4.7 million a job, really worth it?

- The primary purpose for the IDA getting involved in this project is not direct job creation. This project was consistent with the Village's Vision plan and downtown revitalization goals, it is a transit oriented development, it has a workforce housing component, and it is a \$102,600,000 economic investment to the Village of Lindenhurst, which will provide an overall public benefit to the entire Town of Babylon.
 - Note Kyle Strober Article
- Does Tritec really need the economic assistance?
 - According to an independent analysis of the project by the National Development Council, without the PILOT, lender underwriting guidelines and investor thresholds would not be met, and the project would not be financially feasible. In addition, the NDC reported that with the PILOT, internal rate of return is actually even on the lower side of what the market would expect. The NDC concluded that the IDA package does not create undue enrichment for the developer.
- Why is the property having their taxes reduced by \$55,000 the first year?
 - The property is not having any tax reduction from current rates. The developer will continue paying the \$335,147 in taxes on the property (which increases by 2% each year) for the duration of the construction period, as well as for the balance of the first ten years. After that, the new assessed value will begin being phased in, with the developer paying approximately \$2.6 million in taxes by year 30, significantly growing the tax base.
- Why is the school district getting less money than under what the old property was assessed at?
 - The school district will not see one dollar less than what they are currently receiving on the property. Furthermore, the developer had the option to demolish the buildings and reassess the taxes on the property, which would have dramatically reduced the amount being collected by the school and other jurisdictions. The company has agreed to refrain from this, in order to not negatively impact the district, and rather enter into a PILOT with the IDA. Please see above question for more information.
- Comptroller Question
 - We are in compliance with the comptroller's office, and make every effort to be as transparent and as thorough as possible.
- Why did the IDA not have more dialogue with the school district?
 - The IDA kept the school district informed on the status of the project. The IDA met with the school board as well as the Superintendent on multiple occasions. The IDA corresponded with the school district consistently throughout the

process, by phone, by email, and in person. After months of dialogue, the IDA had received a last minute request for postponement of the public hearing, which was not feasible due to the late timing of the letter, and the fact that a number of interested parties had already informed the IDA that they planned to attend the public hearing on the 29th. The IDA was forthright in all correspondence, and at no time lied or mislead any school board member, nor member of the public.

- Is this project subsidized by the government?
 - Aside from the tax incentives offered by the IDA, there is no government subsidy.
- Will there be Section 8 housing?
 - No.