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NASSAU COUNTY LEGISLATURE

COMMITTEES MEETING

HOWARD KOPEL

PRESIDING OFFICER

CHAIRMAN

RULES COMMITTEE

172-24

173-24

County Executive and Legislative Building

1550 Franklin Avenue

Mineola, New York

Monday, July 22, 2024

1:09 p.m.

TAKEN BY: KAREN LORENZO, OFFICIAL COURT REPORTER

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A P P E A R A N C E S

CHAIRMAN HOWARD KOPEL

VICE CHAIRMAN THOMAS MCKEVITT

LEGISLATOR JOHN FERRETTI (ABSENT)

LEGISLATOR JAMES KENNEDY

LEGISLATOR PATRICK MULLANEY (SUBBING)

LEGISLATOR DELIA DERIGGI-WHITTON

LEGISLATOR SIELA BYNOE

LEGISLATOR ARNOLD DRUCKER (LEFT 3:55pm)

MICHAEL PULITZER Clerk of the Legislature

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PUBLIC COMMENT:

BILL CASSIDY

ED CARR

JOHN DURSO

CHARLES RASMASSEN

DIANA O'NIELL

META J. MEREDAY

SHERA RETTAILIATA

BEVERLY BETHAN

VALERIE CAMPBELL

NEELA LOCKEL

JEANNINE MAYNARD

JACK MAJKUT

JACK LANG

LAHAWN LUKES

MONICA KIELY

DAVE FATTIZZO

RACHEL LUGO

BRIAN NIGRO

VINCENT ALU

KAREN RIERDON

JOSH SLAUGHTER

LUIS VAZQUEZ

JOSEPH NABET

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- TERRY CONIGLIO
- PAT CORIELLO
- PEARL JACOBS
- CHRIS JACOBS
- MARIANO UGALDE
- ANESTORIA SHALKOWSKI
- DANTE NICOLELLO
- ELIZABETH WELLINGTON
- RANDY SHOTLAND
- RAY GOGER
- ANDRE GUILTY
- FRANK CAMARANO
- ELIZABETH MCCOY
- REGINALD BENJIMAN
- ALEC JONES
- ANTHONY FORGONE
- DEBORAH IZZO
- JOEL HARRIS
- JORDAN ISAAC
- CRAIG FLIGSTEIN
- FRANSCESCA CARLOW
- ED FINNERAN
- IMRAN ANSRAN
- SAMMY CHU

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DAN LLOYD

VALERIE FITTS

KEVIN BOONE

JERRY KORNBLUTH

MATTY ARACICH

RYAN STANTON

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CHAIRMAN KOPEL: Good afternoon,
everyone. Welcome to the session of the
Legislature, Committees meeting.
Legislator Kennedy, would you be so kind
as to lead us in Pledge?

(Whereupon, the Pledge of
Allegiance is said.)

CHAIRMAN KOPEL: Okay. Thank you.
Mr. Pulitzer, would you please call
the roll?

CLERK PULITZER: Thank you,
Chairman. Rules Committee roll call:
Chairman Howard Kopel?

CHAIRMAN KOPEL: Here.

CLERK PULITZER: Vice Chairman
Thomas McKevitt?

LEGISLATOR MCKEVITT: Here.

CLERK PULITZER: Substituting for
Legislator John Ferretti will be Patrick
Mullaney.

CHAIRMAN MULLANEY: Here.

CLERK PULITZER: Legislator James
Kennedy?

LEGISLATOR KENNEDY: Here.

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CLERK PULITZER: Ranking Member
DeRiggi-Whitton?

LEGISLATOR DERIGGI-WHITTON: Here.

CLERK PULITZER: Legislator Siela
Bynoe?

LEGISLATOR BYNOE: Here.

CLERK PULITZER: Legislator Arnold
Drucker.

LEGISLATOR DRUCKER: Here.

CLERK PULITZER: We have a quorum,
sir.

CHAIRMAN KOPEL: Thank you.

Good afternoon, ladies and
gentlemen. Welcome to this meeting of the
Rules Committee. We have two items on our
Agenda today pertaining to the Nassau
Coliseum site; otherwise, known as the
Hub.

Very briefly, Clerk Item 172-24.
Among other things, finds that a proposed
action at the site to development of a
casino entertainment destination by LVS
NY HoldCo 2, LLC may have a significant
adverse impact on the environment,

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triggering a comprehensive review process by the Legislature pursuant to SEQRA.

The second item is Clerk Item number 173, which authorizes the County executive to enter into a lease agreement with LVS to operate and maintain the Coliseum as it exists today.

Now, understand neither of these items that are before the Rules Committee today in any way authorizes LVS to go ahead and develop the Coliseum site. We're talking about operating at this point.

There are audience members who would like to address the committee, and we'll allow you to do so. That will be after, Mr. Josh Meyer from the West Group and Mr. John Wagner from Certilman Balin. They're going to go ahead and present these items to the Legislature and the public, and they'll answer questions from the legislators.

After that, people who have submitted a slip may address the

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committee and you'll have three minutes. Understand we have I have many, many slips over here. And when I say three minutes, I mean three minutes and no longer. And as I say, we time it and we'll have the three minutes and understand that if you tried to go longer, you're impeding other people keeping people here longer than they should be potentially.

So this meeting was originally to have happened in the morning. We moved into the afternoon because many of us had wished to attend a funeral of a councilman from Hempstead, Mr. Carini.

So that being said, we need a motion to suspend the Rules. And that motion is made by Deputy Presiding Officer McKevitt, seconded by Legislator Bynoe. All those in favor of suspending the rules, please say aye.

(Whereupon, all members of the Rules Committee present respond in favor with, "Aye".)

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CHAIRMAN KOPEL: Those opposed?

(Whereupon, no verbal
response.)

CHAIRMAN KOPEL: Okay. The Rules are
suspended.

All right, now we'll start with
Clerk Item 172. It's an ordinance making
certain determinations pursuant to the
State Environmental Quality Review Act,
which is SEQRA, and implementing
regulations with respect to an agreement
of lease by and between the County of
Nassau as landlord and LVS NY HOLDCO 2,
LLC as tenant in connection with the
leasing of the Nassau County Veterans
Memorial Coliseum property located in
Uniondale and the Town of Hempstead.
County of Nassau, state of New York.
Known and designated as Section 44, Block
F, Lots 351, 411, 412, and 415 on the
Land and tax map of the County of Nassau.
To, among other things, facilitate
development of The Sands NY Integrated
Resort.

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Clerk Item 173 is an ordinance making certain determinations pursuant to the SEQRA again, and implementing regulations with respect to an agreement of lease by between the County of Nassau as landlord and LVS NY HOLDCO 2 as tenant in connection with the leasing of the Nassau County Veterans Memorial Coliseum property in Uniondale. Once again, the same Section 44, Block F, lots 351, 411, 412 and 415 to allow use and occupancy, operation, maintenance and security of the existing Coliseum property and authorizing County Executive to execute a lease and all other pertinent documents, and to take other actions to consummate the aforesaid agreement of lease.

And we have a motion by Legislator Kennedy and seconded by Legislator Drucker.

The items are now before us, and, Mr. Meyer, floor is yours.

MR. MEYER: Thank you very much, Presiding Officer. Josh Meyer West Group

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Law, 81 Main Street, White Plains, New York, 10601. Pleasure to be here today to provide you with a brief overview of both of these ordinances.

Today, what I'd like to do is provide you with a brief history of the project, an overview of the ordinances before you today, both of which involve the Nassau Coliseum site and an overview of the State Environmental Quality Review Act, and the description of each of the steps in the environmental review process that will be conducted by the Legislature for each of the ordinances.

By way of background, this is for the Coliseum site owned by Nassau County, obviously. The site currently is occupied by the Nassau Coliseum. It's approximately 72 acres. It includes the 11 acre plaza parcels. They were previously carved out under prior lease and now they're back in this lease. In the immediately prior lease, they were incorporated and in this lease as well

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2 for 72 acres. It does not include the
3 Marriott Hotel site which is immediately
4 adjacent to the Coliseum site.

5 For the prior timeline on this
6 project, on January 3, 2023, the New York
7 State Gaming Commission issued a Request
8 for Applications to solicit proposals for
9 up to three downstate casinos. On May 26,
10 2023, the County Executive executed a
11 lease with LVS NY HOLDCO 2, LLC for the
12 Coliseum and the surrounding site. On
13 May 31, 2023, Hofstra University filed a
14 lawsuit regarding the lease, and on
15 November 9, 2023, that lease was annulled
16 by order of the New York Supreme Court in
17 Nassau County. The matter was remitted to
18 the Planning Commission and the County
19 Legislature by the Court. The process we
20 are currently following is pursuant to
21 the Judge's Order in that decision. The
22 lease remains annulled pending the appeal
23 of that order.

24 Subsequent to the annulment, the
25 County and LVS entered into Use and

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Occupancy Permit to permit Sands to continue to use and occupy the Coliseum and the surrounding site.

Just a quick overview of each ordinance: For ordinance 172 of '24, that one is for the long term lease. The proposed lease would permit LVS to perform operation, maintenance, repair, management and security responsibilities for the Coliseum and the surrounding premises, including the parking lot.

It would also enable LVS to redevelop the Coliseum and the surrounding premises, which may include a casino, hotel and other uses. The ordinance provides for certain determinations to be made in accordance with the State Environmental Quality Review Act, but it does not authorize the County Executive to execute the lease. All we're doing under 172 of '24 is beginning the environmental review process, making certain determinations and starting the environmental review

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2 process and to start studying the
3 project. As opposed to 173 of '24 for the
4 Operational Lease, that one will only
5 allow and permit LVS to perform
6 operation, maintenance, repair,
7 management and security responsibilities
8 for the Coliseum and surrounding
9 premises. It does not authorize any
10 development or redevelopment of the site,
11 and it does not authorize the operation
12 of any casino.

13 The ordinance provides for certain
14 determinations to be made in accordance
15 with the State Environmental Quality
16 Review Act. But differing from 172 of
17 '24, this ordinance, you would be
18 authorizing the County Executive to
19 execute that lease.

20 I'd like to discuss 173 of '24
21 first, out of order, if I may. That's for
22 the Operational Lease.

23 LVS will assume the sole
24 responsibility for, security condition,
25 operation, maintenance, repair and

1
2 management of the Coliseum and the
3 surrounding premises. The County needs
4 someone, a private entity, to operate,
5 maintain, repair and replace the
6 Coliseum. The County is not going to do
7 it. So the County has engaged LVS to
8 operate and maintain the Coliseum,
9 including programming events in the
10 Coliseum and on the site.

11 The initial term of the lease is 27
12 years, and the lease may be renewed for
13 three additional terms of five years
14 each.

15 LVS has the right, at any time
16 during the term of the lease, to
17 terminate the lease upon 60 days written
18 notice.

19 LVS cannot renovate or expand the
20 Coliseum under that lease, and the lease
21 explicitly provides that does not
22 authorize any development or
23 redevelopment of the site in any manner.

24 During the first two lease years,
25 LVS is required to keep the Coliseum open

1
2 and operating. They are required to use
3 commercially reasonable efforts to cause
4 the Coliseum to have programing and/or
5 events reasonably consistent with past
6 practice.

7 Beginning with the third lease year,
8 the tenant has the right to lease the
9 ongoing operation of the Coliseum and go
10 dark.

11 LVS has the right to sublet the
12 premises, or assign the lease and enter
13 to no more than five severance leases for
14 portions of the premises.

15 For each of the first three lease
16 years, LVS will pay the county a
17 nonrefundable annual payment in the
18 amount of \$10 million. In the event that
19 LVS terminates the lease prior to the
20 last day of the third lease year, the
21 County may immediately accelerate elves
22 payment obligations for the remainder of
23 the first three lease years.

24 LVS will pay rent to the County in
25 the amount of \$1 per year for the first

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three lease years, and \$5 million per year thereafter, as escalated.

LVS will pay a nonrefundable one time fixed payment to the County for the tenant's use and occupancy of the premises in the amount of \$1 million.

LVS will also pay the County \$900,000 per year for the County's provision of exterior police and security at the site.

So just to review the approval process that has gone on to date in connection with the Operational Lease:

On June 18, 2024, the project was introduced at OSPAC.

On June 20, 2024, the Planning Commission held a public hearing on the lease.

On July 10, 2024, OSPA reviewed the hearing transcript and determined that the proposal had no impact on County open space or parks or any areas of cultural, archeological habitat, or historic, or of an otherwise environmentally sensitive

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2 nature, and recommended that the Nassau
3 County Planning Commission recommend the
4 proposal to the Legislature without
5 condition. So that's for the Operational
6 Lease only.

7 On July 18, the Planning Commission
8 recommended that the Legislature
9 determined that the project will not have
10 a significant adverse impact on the
11 environment, complete the review of the
12 proposed action under SEQRA by issuing a
13 negative declaration, and approve the
14 proposal without condition.

15 At the meeting of the Full
16 Legislature on August 5, 2024, pursuant
17 to this ordinance, the Legislature may
18 designate itself as a Lead Agency,
19 classify the proposed action as an
20 unlisted action, issue a negative
21 declaration, which is a determination
22 that the proposed action will have no
23 significant adverse environmental impact,
24 and would authorize the County Executive
25 to execute the proposed lease.

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Now moving to the Long Term Lease,
Ordinance 172 of '24:

The County is considering entering
into long term lease with LVS NY HOLDCO 2
LLC, the same entity under the
Operational Lease for the Coliseum and
the surrounding premises.

The proposed lease would permit LVS
to perform operation, maintenance,
repair, management and security
responsibilities for the Coliseum and the
surrounding premises.

The proposed lease would also permit
the redevelopment of the Coliseum and
surrounding premises, which may include a
casino, hotel and other uses.

Pursuant to 172 of '24, the County
Legislature intends to, as part of the
required SEQRA review of the proposed
action, designate itself as a Lead Agency
for the SEQRA review, classify the
proposed action under the SEQRA
implementing regulations, and make a
determination of environmental

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significance for the proposed action.

Ordinance 172 of '24 does not authorize the County Executive to execute the lease. Authorizing the County Executive to execute the lease will not occur until the environmental review process concludes, which is anticipated to occur in the second quarter of 2025.

Pursuant to the term sheet that was included in the package to the Legislature, the term of the lease would be 99 years.

LVS will have the ability to utilize the existing improvements on the site as follows:

Use and operate the Coliseum in a manner consistent with the pre effective date use and operation;

Cease ongoing operations and go dark;

Renovate, repurpose or redevelop the Coliseum to be operated for public entertainment and/or recreation, or as a conference facility, hotel, gaming and/or

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2 para mutual wagering and/or lottery venue
3 or entertainment venue;

4 They may demolish the Coliseum
5 and/or use the Coliseum for other lawful
6 purposes related to the foregoing.

7 Pursuant to the term sheet, LVS will
8 have the ability to develop the following
9 permitted uses for new improvements on
10 the site:

11 Public entertainment and/or
12 recreation;

13 A conference facility, hotel, gaming
14 and/or para mutual wagering, and/or
15 lottery venue or entertainment venue;

16 Hospital and/or medical uses;

17 Class A office space;

18 Residential development and use and
19 other related business or commercial
20 purposes.

21 In the event, LVS is awarded a
22 license, it will pursue a development in
23 accordance with the terms of the license
24 in the final application -- that's for
25 the gaming license in front of the State

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2 Gaming Commission -- If a license is not
3 awarded to LVS, then it will pursue the
4 development of a mixed use complex, with
5 the hotel branded as a Ritz-Carlton, St.
6 Regis or other reasonably equivalent
7 branded hotel, up to 500 residences and
8 entertainment venue containing at least
9 3600 seats, or any other lawful use.

10 The economic terms of the proposed
11 transaction:

12 Annual rent of \$5 million, which
13 will increase to \$10 million upon the
14 commencement of a casino operation.

15 The County will also receive an
16 annual public safety payment of \$900,000,
17 which will increase to \$1.8 million upon
18 the commencement of the casino operation.

19 The tenant will pay the County a
20 minimum of \$25 million per year for the
21 gaming tax revenue guarantee, which will
22 increase to \$50 million.

23 The tenant will also fund a
24 community benefits program with no less
25 than \$2 million annually, commencing on

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the opening of the Casino, which will increase to \$4 million annually during the term.

The County anticipates receiving General Municipal Law Section 239-F fees of no less than \$8.75 million.

Some additional terms contained in the term sheet:

For union labor, the existing improvements will continue to be operated using union labor;

LVS were required to enter into a project labor agreement with the Building Construction Trades Council of Nassau and Suffolk Counties AFL-CIO and its constituent local unions;

There will be a community benefits program designed to ensure that LVS helps to address the needs of the surrounding area; and

LVS will be required to construct, at its expense, the core and shell of a freestanding police station of approximately 1500 square feet.

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And with that, I'll turn this over to John Wagner, who will take you through the SEQRA process.

MR. WAGNER: Good afternoon. My name is John Wagner. I'm a partner with the firm of Certilman Balin Adler & Hyman, LLP, offices in East Meadow and Hauppauge. My office is in Hauppauge, 100 Motor Parkway, Hauppauge.

I wanted to take you through the SEQRA process in a very helicopter like way. That's the best we can get at this point.

Both of the leases that are presented to you are what we call actions under SEQRA that are subject to SEQRA review. The SEQRA review process has multiple steps to it, and I'll try to take you through each of them so you understand the process from start to finish.

The initial action has already been taken with respect to these leases, is to conduct a coordinated review with other

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2 involved agencies and involved agency, by
3 the way, as an agency that has actual
4 approval authority over some aspect of
5 the proposed action. The proposed action
6 in this case are the two leases. We have
7 already initiated coordinated review with
8 the other involved agencies that occurred
9 on July 3rd by notices being sent out by
10 mail to those agencies. And they have a
11 period of 30 days in which to determine
12 whether they would like to be the Lead
13 Agency for the proposed actions. Lead
14 Agency is the agency among the many
15 agencies that is responsible for
16 conducting the SEQRA review process for
17 the proposed actions.

18 In this case, the County Legislature
19 is aiming to serve as Lead Agency. That
20 is really pursuant to the Court Order
21 that Josh mentioned earlier. So we have
22 indicated our desire to serve as Lead
23 Agency and barring some objection from
24 one of the involved agencies in response
25 to the coordination notices, one of the

1
2 first steps that would be taken with the
3 proposed ordinances would be to designate
4 the Legislature as the Lead Agency for
5 SEQRA purposes, which would then make the
6 Legislature responsible for the SEQRA
7 process all the way to its end for each
8 of the leases.

9 Another thing that will happen in
10 the proposed ordinances is the
11 classification of the proposed action.
12 This is another initial step in the SEQRA
13 process. You may know that there are
14 three types of actions that are
15 designated in the SEQRA implementing
16 regulations. One is Type I, Type II, and
17 then the third is unlisted; in other
18 words, actions that don't fall under
19 either the Type I or the Type II.

20 Type II really doesn't concern us
21 for these proposed actions, because those
22 are actions that have been predetermined
23 by the DEC, which promulgated these
24 regulations to be not significant for the
25 environment. So no SEQRA review at all

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takes place with respect to Type II actions.

In this case, we have two leases. One of the ordinances before you is going to classify the long term lease that we were just talking about as a Type I action. That's because it meets several of the criteria for Type I actions that are set forth in the SEQRA regulations.

The other lease, which is the Operational Lease, which does not, by the way, involve any proposed development. In fact, it is specifically precludes any development pursuant to that lease. That lease will be classified as an unlisted action in the ordinances. The differences between the two is a Type I is considered to be more likely to have a potential significant adverse impact upon the environment.

Now, what we propose in the ordinances is that the Operational Lease, which does not involve any development, any proposed development, but merely the

1
2 operation and maintenance and security,
3 etc., of the Coliseum site, that that
4 would result in a determination of
5 significance which we call a negative
6 declaration. That was the next step in
7 the process -- and all of these things
8 will be happening at your meeting on
9 these two ordinances -- what a negative
10 declaration means is that the proposed
11 action is is not expected to have any
12 significant adverse environmental impact.
13 And the justification for that is that,
14 as I said before, the Operational Lease
15 does not involve any redevelopment of the
16 site, any putting of the site, any use or
17 construction other than what's already
18 there.

19 So with respect to the long term
20 lease, we would anticipate that the
21 determination of significance for that
22 would be a positive declaration. What
23 that means is that you're determining
24 that, yes, there is a possibility that
25 there will be at least one significant

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adverse environmental impact resulting from the proposed action, the long term lease. Since that lease involves future development and redevelopment of the property, there are a number of potential significant adverse environmental impacts that result from that. So the positive declaration basically says, okay, we are now going to take it to the next step of the process.

Going back for just a moment, the negative declaration which would be issued for the Operational Lease is essentially the end of the SEQRA process for that Operational Lease. There's no further SEQRA review that needs to continue. The bulk of our attention going forward, after the adoption of these ordinances will be on managing the SEQRA process for the long term lease, which incorporates all of the proposed future development and redevelopment of the property.

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So what happens with respect to the SEQRA process on on that second lease, the long term lease? When the positive declaration is issued, that means we start the process for an environmental impact statement that will evaluate all the potential significant adverse impacts associated with the proposed lease, the action.

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The first step in that process, just so you know, is we have what we call a scoping meeting. Scoping is required by SEQRA. The purpose of it is to determine, essentially, what's going to be in that environmental impact statement that we have to prepare. In my experience, I call it like a table of contents for the environmental impact statement. It's required that the applicant submit a draft scope, which we anticipate will happen either upon the adoption of the ordinance or shortly thereafter. And the public then has the ability to comment upon the draft scope and suggest

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2 improvements: Additions, subtractions;
3 whatever they want to say about it, but
4 they do have an opportunity to review the
5 draft scope and to comment on it. So we
6 do have a process that can consist of a
7 meeting, or it can also consist of merely
8 written comments in which the public has
9 the ability to comment upon the draft
10 scope prepared by the applicant.

11 At the end of that process, you have
12 what's called the final scope, which is
13 prepared by the Lead Agency, that would
14 be the Legislature. And that is the
15 result of the draft scope, applying all
16 the comments received from the public.
17 And that is the operative document going
18 forward in the preparation of the
19 environmental impact statement.

20 So now we've moved past the
21 preliminary. Now we're into actual
22 preparation of the environmental impact
23 statement. I'm going to give you some
24 terms that you're probably going to learn
25 to your heart's content as we go through

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this process.

The first thing we have in the environmental impact statement process is what we call a Draft Environmental Impact Statement. That's called a DEIS for short. That is typically prepared by the, the project sponsor, and it contains analysis of all of the potentially significant adverse impacts that are identified both in -- I should go back as a Part II EAF that is prepared as part of the initial processing of any application. There there will be a Part II EAF (Environmental Assessment Form) with respect to this proposed long term lease, and it will identify some of the areas of potential environmental concern that might need to be evaluated in a DEIS.

So going back to the DEIS, that is the first document that contains comprehensive analysis of all of the identified potentially significant environmental impacts. It's prepared,

1
2 it's submitted to the Legislature and the
3 Legislature's consultants for review. At
4 some point after some back and forth, the
5 Legislature will need to determine that
6 the DEIA is complete and adequate for
7 public review. The purpose of that is the
8 public also gets to provide input on the
9 DEIS. They get to read it. They can
10 consult it, read it, they can comment on
11 it. They can hire their own consultants
12 for it, whatever they do. But they will
13 be afforded the opportunity to comment on
14 the DEIS, once it has been deemed
15 complete and adequate for public review
16 by the Legislature.

17 Once the completeness determination
18 is made, and that again has to be made by
19 the Legislature, there will be some
20 opportunity for public review provided.
21 Most times it's by means of public
22 hearing. It doesn't have to be under the
23 SEQRA regulations, but most DEIS do
24 become a public hearing topic. The public
25 has an opportunity to come in, and they

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can make their comments both in oral and written form.

At some point, the public input process stops, the hearing is closed, and all of those materials are then provided both the written comments and the transcripts of the oral testimony to the project sponsor. And in this case, it would be also to the Legislature because we're running the SEQRA. At that point that all of those comments must be addressed to the extent they are relevant.

So that process results in what we call an FEIS (Final Environmental Impact Statement) by incorporation, it contains the entire DEIS that was the subject of the public comment, and it also includes the Agency's responses to each of the comments that have been made with respect to the DEIA. The FEIS is considered to be the Lead Agency's document. So that's going to be our big product in this process, to produce the FEIS.

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After the FEIS is issued and accepted by the Legislature -- obviously, a draft will be prepared, the Legislature will consider it and will accept it -- once it's accepted, there is a ten day public consideration period in which other agencies and the public have an opportunity to review the FEIS, to read it, cover to cover if they like. And within that period, really nothing can happen. After that ten day period, the the Lead Agency is free to proceed to the final step of the EIS process, which is the adoption of a finding statement. The finding statement basically will set forth all the conclusions of the Lead Agency with respect to the proposed action, all of the impacts that have been addressed, the mitigation measures that have been identified to reduce certain impacts. It will set forth, ultimately a series of findings. I won't go into them in detail, but they are on the screen right now. The finding statement must:

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Consider the relevant environmental impacts, facts and conclusions disclosed in the FEIS;

Weigh and balance relevant environmental impacts with social, economic, and other considerations;

Provide a rationale for the Agency's decision; and

Then certify that the requirements of the SEQRA regulations have been met.

And then they have to provide a specific certification. I'm going to read this to you so I can keep it in your minds -- "Certified and consistent with social, economic, and other essential considerations from among the reasonable alternatives available. The action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided, or minimize to the maximum extent practicable by incorporating as conditions to the decision those

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mitigative measures that were identified as practicable".

Now that's right out of the regulation what I just read from. That is mandatory language that has to be at the end of the finding statements.

The finding statement also set forth any conditions of any decision on the proposed action.

So at that point, the entire environmental impact statement process is done. The Legislature would then be in a position -- only then -- will be in a position to approve the action, which would take the place of the form of authorizing the County Executive to execute the lease.

Now, that's the big picture, the big the big thing that we're going to be doing over the next few months. And we expect you will take into the first quarter or second quarter of 2025 to get through this entire process.

With respect to the operations, as I

1
2 mentioned before, we're not going quite
3 that far because we will be ending
4 everything with the negative declaration,
5 which is an indication that there will
6 not be any significant adverse
7 environmental impact from the proposed
8 Operational Lease.

9 With that, if you have any
10 questions, I would be happy to address
11 them.

12 CHAIRMAN KOPEL: Mr. Meyer, you
13 have, for the first three years an annual
14 payment of \$10 million. That's
15 distinguished from rent.

16 MR. MEYER: Right. \$10 million is
17 actually a transition period payment is
18 what it's being called onto the lease.
19 And then in addition to that, there's a
20 nominal rent of \$1 for those first three
21 years.

22 CHAIRMAN KOPEL: Okay. Deputy
23 Presiding Officer McKevitt.

24 LEGISLATOR MCKEVITT: I have a
25 number of questions they may flip between

1
2 EAF, as well as the SEQRA, as well as the
3 police concern.

4 The first question on the
5 Environmental Assessment Form on Page 3,
6 Section D.1B, when was the total acreage
7 of the site, I got three different
8 numbers there: 80.3 acres, 78.2 and 86.3.
9 And I'm just wondering if it can describe
10 exactly why the three different numbers
11 for the SEQRA perspective.

12 MR. WAGNER: The difference in the
13 numbers has to do with the basic Coliseum
14 site, which is approximately 72 acres.
15 And then the larger numbers have to do
16 with possible involvement of the Marriott
17 site which abuts the the Coliseum site on
18 the easterly side.

19 LEGISLATOR MCKEVITT: All right. So
20 and make it clear the Coliseum site is 77
21 plus acres. But because from the SEQRA
22 perspective, includes the additional
23 areas. You have to include that
24 additional area in order to do your SEQRA
25 analysis; is that correct?

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MR. WAGNER: We have to include all areas that might be part of any of the development that's coming out of this proposed lease. To the extent that we might involve the Marriott site as well, we need to include that in the analysis and in the acreage total.

LEGISLATOR MCKEVITT: Mr. Wagner, as far as that the SEQRA review and analysis concern, traditionally you know the Draft Environmental Impact Statement plus the EAF is done and then it's up to the municipality to go and have a review, do we anticipate hiring someone to do the review from the technical perspective in that instance?

MR. WAGNER: We are anticipating hiring independent consultants on behalf of the Legislature to review the DEIS that is prepared and to identify any shortcomings or deficiencies in the analysis that's presented.

Again, we have to have assurance from our consultant that the document at

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the end of the day is complete and adequate for public review. We would not be making that determination until our consultant has been satisfied that everything has been adequately addressed. And part of what they're looking for is they're using, again, the final scope as a checklist. They go over the final scope to start with. They make sure that everything on the final scope has been completely inadequately set forth in the DEIS. There may be some places where we may not agree with some of the analyses that are presented in the DEIS. The important thing to remember is that the consultant must identify that those areas have been addressed, even if we don't agree with them. The idea of completeness has to do with whether every base has been touched with respect to the DEIS and it's content. We're not required to agree scientifically with anything that's in there, but for the purposes of getting to completeness, we have to know that

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everything has been put in there that is needed with respect to each of the identified potential impacts.

LEGISLATOR MCKEVITT: And will that consulting fee be paid by the applicant?

MR. WAGNER: I believe so, yes.

LEGISLATOR MCKEVITT: Mr. Meyer, just on some of the details regarding the draft Operational Lease, and just to make it clear, it's going to be for the initial term of 27 years and then you have three five year optional period, which then brings you to possible 42 under Section 3.1 in the lease; would that be correct?

MR. MEYER: That's correct.

LEGISLATOR MCKEVITT: Okay. And on Page 13 where it talks about in Section B, regarding the annual rental rate. So if I can just make this clear, it's going to be \$1 per year for the first three years, but then at the same time, that \$30 million payment of 10 million a year, I guess is a transitional fee. From our

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2 perspective, it's just calling a
3 different animal in that instance. And
4 then starting the fourth year, it goes to
5 \$5 million per annum and then increases
6 102% per year. Is that how the rent will
7 work at that point?

8 MR. MEYER: That's correct.

9 LEGISLATOR MCKEVITT: Okay. And in
10 addition, I think for the first time, we
11 have a police cost of \$900,000 per year.

12 MR. MEYER: That's correct.

13 LEGISLATOR MCKEVITT: Does that
14 escalate at all?

15 MR. MEYER: Yes. That'll also
16 escalate by the 102%.

17 LEGISLATOR MCKEVITT: On Page 15
18 talks on Section 7.3 impositions. Can you
19 tell me what was contemplated in the
20 impositions. Is that some type of
21 improvement or something. I'm just trying
22 to figure out what exactly that's
23 supposed to address.

24 MR. MEYER: Yes. Anything along
25 those lines I believe, as well as any

1
2 issues relating to the Industrial
3 Development Agency.

4 LEGISLATOR MCKEVITT: Generally, you
5 as far as the operation concern, if I'm
6 reading this correctly, the liability now
7 is going to be assumed entirely by the
8 lessee in this instance. So if the
9 person has a slip and fall or trip or
10 anything like that, that will be solely
11 at the lessee's perspective and the
12 County will be defended indemnified.
13 Again, let's say it's a slip and fall in
14 the parking lot.

15 MR. MEYER: That's correct. They
16 have insurance as well as they're
17 required to indemnify the County in all
18 those instances, yes.

19 LEGISLATOR MCKEVITT: The one sector
20 of that would be the police costs. So if
21 there's some sort of police incident,
22 that would then still be the County's
23 liability.

24 MR. MEYER: Yes. If there's any
25 cause by any County personnel; that's

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correct.

LEGISLATOR MCKEVITT: Going to Page 20 on Section 99.1, where you talk about the number of parking spaces. It talks about a minimum of 6500 parking spaces. And that one point goes down to 2000. My guess there is, for example, when the Empire State Fair occurs and you have a significant portion of that property being used, they may not be available for parking, but no matter what, there'll be a minimum of 2000 guaranteed spaces; is that correct?

MR. MEYER: The 2000 is actually meant to be 2000 spaces at an affordable rate. It's always 6500. Depending on what event is going on there. But the 2000 or spaces are required to be held at an affordable rate.

LEGISLATOR MCKEVITT: Right. And I think according to the lease that's \$20 per car.

MR. MEYER: That's correct.

LEGISLATOR MCKEVITT: It's a lot

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cheaper than it's been. I believe that.

LEGISLATOR MCKEVITT: No joke.

MR. MEYER: I believe that.

LEGISLATOR MCKEVITT: Going on to Section 12, Page 28, one thing I know, being on the Finance Committee is we have a lot of issues with asbestos in that building. We've had a lot of settlements. So am I correct that from this point on, asbestos issues will be the responsibility of the lessee, although I think going to the past, is still the responsibility of the County; is that correct?

MR. MEYER: Yes. That's correct.

LEGISLATOR MCKEVITT: Okay. And then just jumping briefly to the draft, I guess the term sheet, the permanent lease which is being contemplated as a subject of the environmental review, I do notice that there was a community that's contemplated at first 2 million year, and up to 4 million a year. In the original lease had included the lump sums for both

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the Uniondale and East Meadow communities, which are not there. Is it contemplated that when we see a final lease, there will be some sort of restoration for that?

MR. MEYER: Yes. So that would be the exact same provisions as contained in the prior lease.

LEGISLATOR MCKEVITT: All right. Thank you.

That's all I have for this time.

CHAIRMAN KOPEL: Minority Leader DeRiggi-Whitton.

LEGISLATOR DERIGGI-WHITTON: Hi. I just might have further questions later.

Just to clarify again, I may have misheard you. The second environmental lease, it goes to SEQRA, everything is approved at that point, did I hear you say at that point the County Executive can assign the lease?

MR. MEYER: No, not without a further vote of the Legislature, following the conclusion of the

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environmental review process.

LEGISLATOR DERIGGI-WHITTON: Okay, so after the conclusion of the environmental process, it comes back to the Legislature as a lease like it did last time. At that point is when we consider whether or not we're going to support a casino; is that correct?

MR. MEYER: That's correct. You'll have a vote at that time to review and determine whether you want a casino or whatever is contained in that lease; that's correct.

LEGISLATOR DERIGGI-WHITTON: So at this time, the only thing supporting this lease would do would basically support what the Judge's decision was, was that the Legislature become the Lead Agency and then all these environmental issues, a whole list or whatever it will be, will be addressed.

MR. MEYER: That's right. Just by approving this ordinance at the August 5th meeting, that would make this certain

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2 determinations under the environmental
3 review process -- and I'll stay in my
4 lane on this, John, if you want to jump
5 in -- then you would move forward just to
6 begin the study of the environmental
7 review. No vote is taken to authorize the
8 County Executive to execute the lease on
9 August 5th.

10 LEGISLATOR DERIGGI-WHITTON: On
11 August 5th. Again, it has to come back to
12 us.

13 MR. MEYER: Absolutely.

14 LEGISLATOR DERIGGI-WHITTON: One
15 last clarification. Nothing that we're
16 voting on today in any way approves or
17 disapproves the idea of a casino.

18 MR. MEYER: That's correct.

19 LEGISLATOR DERIGGI-WHITTON: Thank
20 you.

21 I just have one other quick
22 question. The parking spots we had
23 problems with being paid for with cash
24 only last time, and people were not able
25 to get the receipts. We have to have a

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better mechanism in there for that. Does the County get a portion of the parking spot revenue?

MR. MEYER: Under this lease, they do not. We used to get a rate 12.75% of parking revenue. Under the terms of this lease, it's a flat rate of \$5 million.

LEGISLATOR DERIGGI-WHITTON: I think it's important because it's a County property and although we're not getting any of the funding, that there should be a really good accounting of what is being taken in. The fact that people were not able to pay by debit card or whatever and not issued receipts when they were requested them and it's all cash, it's just a bad practice for County property.

I might have a few questions later, but that was my primary concern.

MR. MEYER: Okay. Thank you.

CHAIRMAN KOPEL: Legislator Drucker.

LEGISLATOR DRUCKER: Thank you.

Thank you, gentlemen for coming today.

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Pursuant to Judge Kapoor's decision last year, at the present time there is no current lease or use and occupancy agreement; is that correct?

MR. MEYER: As we stand here today, there's no lease in effect in connection with that property; that's correct. There is a use and occupancy permit that the county entered into with LVS since the time of that decision to allow LVS to be on site, to use and occupy the site and program the site; otherwise, they wouldn't have the right to be on the site to to host events and program the facility.

LEGISLATOR DRUCKER: So right now, as we speak, who is paying the 400 plus employee's at the Coliseum?

MR. MEYER: Las Vegas Sands.

LEGISLATOR DRUCKER: Las Vegas Sands is paying those employees right now without any sort of use and occupancy agreement in effect.

MR. MEYER: That's correct.

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LEGISLATOR DRUCKER: Let's just confirm, also, lease one -- and I think this repeats what the Minority Leader just said. Lease one does not commit this legislative body in any respect to the development of the casino at the site; is that right?

MR. MEYER: That's correct.

LEGISLATOR DRUCKER: So if lease one is not approved, what happens to the 400 plus employees? Hypothetically.

MR. MEYER: Hypothetically, Las Vegas Sands would not be allowed to be on the site, and those employees would no longer be able to work there.

LEGISLATOR DRUCKER: They would lose their jobs.

MR. MEYER: Potentially, yes.

LEGISLATOR DRUCKER: And if that were to happen, also, would the County have to give back the \$54 million held in escrow from the initial deposit from LVS?

MR. MEYER: If what? If the initial lease --

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LEGISLATOR DRUCKER: We're holding \$54 million in escrow from what I understand.

MR. MEYER: That's correct.

LEGISLATOR DRUCKER: If lease doesn't get approved, the County has to give back to \$54 million.

MR. MEYER: That's a distinct possibility, yes.

LEGISLATOR DRUCKER: You mentioned in your comments that LVS had a right to assign lease hold rights during the initial couple of years, I think you said.

MR. MEYER: Yes, they do.

LEGISLATOR DRUCKER: So it is doubtful that the State will grant LVS a gaming license, considering the application doesn't get fully submitted until a year from now; June of '25. I'm Just curious, assuming that they successfully obtain or satisfy the SEQRA process and we are satisfied with it as the legislative determining body, why

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would LVS want to try to prior to almost

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the finish line to assign their rights?

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Hypothetically.

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MR. MEYER: Hypothetically, they

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have the right to do it. They would not

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want to if they're going to pursue that

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license. I agree with what you're saying

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on that. They wouldn't want to, but the

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right is in there to assign it.

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LEGISLATOR DRUCKER: Yeah. I think

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it makes sense that they would. I'm just

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curious why the language -- it's kind of

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superfluous language I think, but it's in

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there.

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So again, if we pass these two, LVS

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must still go through the stringent

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environmental review process. And if

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they succeed in that regard, there is

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still no assurances that New York State

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will award them a gaming license; is that

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correct?

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MR. MEYER: That's correct.

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LEGISLATOR DRUCKER: So the \$1 a

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year rent, I think Legislator McKevitt

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2 talked about that, the \$1 a year rent,
3 that doesn't reflect the right for Nassau
4 to withdraw from the \$54 million to cover
5 rent and expenses. It was my
6 understanding that even though it states
7 that the rent is going to be a dollar a
8 year. We have a right to withdraw from
9 the \$54 million during that time.

10 MR. MEYER: The \$10 million annual
11 transition period payments would be
12 withdrawn from the \$54 million; that's
13 correct.

14 LEGISLATOR DRUCKER: Okay, so it's
15 kind of just verbiage, but in effect, the
16 County will be being paid -- paying
17 themselves, actually, but being paid for
18 the operation of the Coliseum in the
19 interim.

20 MR. MEYER: That's correct.

21 LEGISLATOR DRUCKER: I have nothing
22 further at this point. I'm going to defer
23 to my colleagues and then come back when
24 there's something else. Thank you, Josh.

25 MR. MEYER: Sure. Thank you,

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Legislator Drucker.

CHAIRMAN KOPEL: Legislator Bynoe.

LEGISLATOR BYNOE: Thank you,
Presiding Officer. Good afternoon.

MR. MEYER: Good afternoon,
Legislator Bynoe.

LEGISLATOR BYNOE: So I'm going to
start with a follow up question from
Legislator McKeivitt regarding who would
be paying the expert that would be
assisting this Legislature through the
process of reviewing the environmental
impacts and its responses.

So you stated that LVS is paying the
expert.

MR. MEYER: That's correct. They
would cover the consulting costs in
connection with the environmental review;
that's correct.

LEGISLATOR BYNOE: So it's going to
go through the County's procurement
process?

MR. MEYER: Any consultants or
experts are actually coming under our

1
2 professional services agreement with the
3 county. Our law firm's professional
4 services agreement with the County. It's
5 common practice in the County to hire
6 consultants under our agreement and
7 experts for litigation or for processes
8 such as this.

9 LEGISLATOR BYNOE: So the idea that
10 we would have access -- would need to
11 have access to that person or that we
12 should be in some way consulted in who
13 that individual is and having the ability
14 to vet that individual, should we not? I
15 am seeing a head shaking from my
16 colleague; do you agree with me?

17 LEGISLATOR MCKEVITT: Yes.

18 LEGISLATOR BYNOE: Okay. So we need
19 to be a part of that process if we're
20 ultimately going to be the entity that's
21 going to render a decision and be in a
22 position that you are not accustomed to
23 being in. I think we need to have full
24 access to that expert, and that expert
25 needs to be answerable to the

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Legislature. So that is a primary concern for me. We normally do get Type I.

MR. WAGNER: That's correct. On the long term.

LEGISLATOR BYNOE: Type I, which is a negative dec (sic). But here we are going to be put in a position where we are the Lead Agency, so we need to have that support, we need to be able to have access to all of that information. We don't want to be in any way, shape, form fashion, uninformed. So we just want to get that clear for the record.

On the next thing, you talked about other involved agencies. You did not list them or advise us who they could be.

MR. WAGNER: There are some 22 involved agencies with respect to the long term lease, which were listed in an attachment to the mailings that were sent out on on July 3rd. The Town of Hempstead, for example, is a very important part of it because they will have to grant the zoning changes that are

1
2 necessary for the development as proposed
3 in the lease to take fruition. As you
4 probably know, the Town of Hempstead in
5 the last iteration was doing the SEQRA
6 review because they have a very heavy
7 involvement. So, I mean, the project does
8 not proceed without the Town of Hempstead
9 approvals. That's one example. I mean,
10 there are numerous others.

11 LEGISLATOR BYNOE: Does the State
12 DEC, are they involved?

13 MR. WAGNER: I believe they are,
14 yes.

15 I wanted to point out one thing, if
16 you don't mind, legislator. You mentioned
17 about who's paying for the consultant. I
18 would point out to you that it is very
19 common practice in the area of land use
20 for any applicant that's proposing a
21 project to have to pay for the costs of
22 the municipality's review of that
23 project. They are typically called pass
24 through laws that most municipalities
25 have where the costs that are incurred by

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the municipality to review a particular application that's brought before them, those costs are passed on to the applicant.

LEGISLATOR BYNOE: Having been involved in a couple of land deals, I'm aware of that. I just want to make it very clear for those that are hearing that although they are paying for the services, that we would play a role in vetting who those individuals are and those individuals would be answerable to the Legislature, in fact, the Lead Agency. I am establishing record.

MR. WAGNER: They will be our consultants and they're answerable to us.

LEGISLATOR BYNOE: Thank you.

So on an operational issue at the Coliseum, Legislator Drucker mentioned that you would in fact have the continuation of those 400 people that otherwise would have been unemployed, except that they had been paid by the LVS to date. On the long term piece then, if

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it's able to go dark, what happens to those 400 people?

MR. MEYER: Right. Potentially they would no longer have their jobs; that's correct.

LEGISLATOR BYNOE: So when we talk about PLA's and all of these other protections on union employees, these individuals wouldn't be considered in any way, shape or form or fashion.

MR. MEYER: Generally, PLA's are for the construction aspect of the project.

LEGISLATOR BYNOE: So in this particular, the PLA would be developers mostly for the construction. But I know for a fact that we had union -- based on private conversations and union employees that would be operating the hotel and the event space and the other entities that would be developed under this agreement. So there would be no way that we could work towards making sure those 400 people were in any way supported into the future.

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MR. MEYER: We can address that with the tenant through negotiations. Absolutely.

LEGISLATOR BYNOE: I think you should. Many of them are local residents who are dependent upon the money.

To that end, the previous operator did not utilize Nassau County EMTs at that location. That you were using in private provider for emergency services. It was my hope that if this were to pass today, that the operations in terms of medical emergencies would be then covered under the Nassau County EMT. Can you respond in any way?

MR. MEYER: We can have that discussion with them. The operations are to be conducted with union employees, and we'll have that discussion with Las Vegas Sands, their intentions regarding the EMTs.

LEGISLATOR BYNOE: I'd love that to be ironed out by the time to come back in two weeks.

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MR. MEYER: Understood.

LEGISLATOR BYNOE: That's important
as well.

MR. MEYER: Understood.

LEGISLATOR BYNOE: Thank you. I'm
going to yield for now. But I may have
some more questions.

MR. MEYER: Thank you.

CHAIRMAN KOPEL: Okay. We're going
to proceed with public comment.

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CHAIRMAN KOPEL: John Durso, who was the head of the Long Island Federation of Labor.

MR. STANTON: I believe -- I'm definitely not John Durso. I believe the card has both of our name on it. I will be speaking for the Long Island Fed.

CHAIRMAN KOPEL: Go ahead, please. How are you, Ryan?

MR. STANTON: Good to see you, Presiding Officer.

Ryan Stanton, Long Island federation of labor. Definitely not John Durso. Although, I admire him very much.

So we're here today to talk about a cultural and regional institution and icon, the Nassau County Veterans Memorial Coliseum. So there's a couple of things that you're likely to hear today over and over and over again. And I just want to draw your attention to the very specific details of the resolutions before you, from our perspective.

The Operations Lease is going to

1
2 preserve the 400 jobs, many of which are
3 union jobs that the Nassau County
4 residents rely on that institution today.
5 Right. The scorched earth approach
6 through litigation, has put those jobs in
7 jeopardy. You heard it from the legal
8 experts. Unfortunately, you know, we have
9 members that wake up every day that have
10 been living a nightmare since November of
11 last year, right, without really knowing,
12 when they show up to work or the door is
13 going to be closed, is the facility going
14 to lock them out? And are they going to
15 have the ability to continue to provide
16 for their family?

17 I don't say that lightly, because
18 the idea that people rely on that
19 facility to provide for their family, to
20 put food on the table, to put a shirt on
21 their child's back, is not something I
22 would joke about. It's not something I
23 would dramatize. That's the reality. And
24 so I just want to really zero in on the
25 resolution for an operations lease

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preserves that opportunity for those families, many of whom are Nassau County residents.

We've heard rhetorical justifications for a vote against resolutions similar to this one in the past. From our perspective, there really is no justification. A vote against that particular component of the resolution is a vote against those families.

And then the SEQRA process, you heard a very thorough presentation on the SEQRA process. That is something that Hofstra University and the Long Island Federation of Labor, we have differences of opinion. Right. And, I believe as I hope they do, that in this world, we have to take moments like this to demonstrate that you can have academic disagreements, you can be passionate about them, but they're disagreements. This is an area that we don't disagree on, right?

We had a public transparent process a year ago. We find ourselves here today

1
2 to reengage in that process and do it all
3 over again. And you guys had the
4 opportunity to hear from residents, many
5 of whom you'll hear from today. And I
6 hope the outcome provides the public the
7 right and the opportunity that they're
8 entitled, to weigh in. We know that
9 that's what the SEQRA process does.
10 Hofstra asks for that in court. Hopefully
11 they're here today to reaffirm their
12 belief and faith in that.

13 And then one final point difference
14 from a year ago. Las Vegas Sands made a
15 lot of promises. We have a body of work
16 to point to. They funded a purchase for
17 the East Meadow Little League. They
18 funded a long closed community center in
19 Uniondale --

20 CHAIRMAN KOPEL: Ryan, do me a
21 favor, please.

22 MR. STANTON: Final point?

23 CHAIRMAN KOPEL: Yes.

24 MR. STANTON: That community center
25 a year ago was not operational, was not

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open. It now is because they delivered on their promises. Thank you.

CHAIRMAN KOPEL: Thank you.

Next we have Matty Arasich, Building and Construction Trades Council of Nassau and Suffolk.

MR. ARASICH: My name is Matthew Aroshich on behalf of the Building Trades, we support these Resolutions, which are 172-24 and 173-24, which is the Operational Lease agreement and SEQRA process moving forward for Sands Integrated Resort.

As president of the Building and Construction Trades Council of Nassau and Suffolk Counties, I've witnessed firsthand the impassioned commitment of Long Islanders towards a project poised to redefine our region's future. And despite the recent destructive legal posture relating to the Sands lease of the Nassau Hub property, it is crucial to emphasize the astounding engagement and public outcry for progress by more than

1
2 65,000 tradeswomen and tradesmen in our
3 communities. A sentiment that cannot be
4 and must not be undermined by legal
5 gimmicks.

6 Throughout the tiring many months
7 progress, more than 1000 individuals
8 devoted their time -- many of them here
9 today -- to come here more than once,
10 with some remaining patient for hours,
11 simply to just speak for a mere three
12 minutes before this microphone. And
13 that's to advocate for a project that
14 holds the promise of a better Long
15 Island. And these publicized hearings
16 extensively covered the press, rendered
17 claims of inadequate notice to be weak
18 and incredulous by Hofstra University.

19 One of the things I have to say at
20 this point is it is unconscionable that
21 Hofstra opposes this lease agreement and
22 sees that there's going to cost more than
23 400 equivalent full time jobs. Now look
24 at the scales of justice here. Here's a
25 person here who, if this was the case and

1
2 we're fighting for those 400, you could
3 bet your bottom dollar that I'd be
4 fighting for the 400 if they were 400
5 professors that were losing their jobs. I
6 find that this lease agreement is the
7 thing that's necessary here. And what
8 we're finding is that you'll have a
9 person that's in front of that
10 administration who is usurping the actual
11 mission values of the trustees of that
12 administration, which is that university,
13 simply to go ahead and do something that
14 she finds is the right direction for her
15 own rights. It further compounds it by
16 initiating a lawsuit. This is the thing
17 that's costing the County money.

18 Look, workers deserve. They deserve
19 to have that stability. They deserve to
20 know that, you know, they've been working
21 here not on the job, but at a career that
22 they're able to pay their mortgage. They
23 could pay their healthcare. They can make
24 sure they provide for their kids, make
25 payments for their kid's education, make

1
2 payments for a small vacation; anything
3 and everything. Make sure they put
4 clothes on their back. The real fact that
5 you know someone else is opposing this is
6 unconscionable.

7 Look, I said it once before; 400
8 jobs that you're losing, 8500 jobs we can
9 create. Scales of justice. I mean,
10 anybody in their right mind will take a
11 look at this and say this is the right
12 way. The 8500 jobs, the ability to create
13 wealth for those people in disadvantaged
14 communities, MWBE contractors, men and
15 women of color, diversity. That's the
16 thing we have to work on instead of
17 fighting amongst ourselves to just go
18 ahead and make one community happy.

19 Thank you.

20 CHAIRMAN KOPEL: Thank you.

21 Adrian Esposito. All right,
22 Adrian's not here.

23 Jerry Kornbluth.

24 MR. KORNBLUTH: Good afternoon,
25 Presiding Officer and Legislators here

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today.

My name is Jerry Kornbluth. And I am the vice president of community and governmental relations and spokesperson at Nassau Community College. We at Nassau Community College believe that the Nassau Hub property is a critically important one, not only for our students, but for the diverse populations and communities we serve. The State Environmental Quality Review Act, SEQRA, is a crucial step for ensuring that our college and the greater Long Island community can support economic development in a way that safeguards the environment and our unique community character.

The SEQRA scope will study key issues like traffic, water, and air quality. These are issues that impact every Nassau County resident's quality of life, health, and overall well-being. It is imperative that the County move forward with SEQRA today so that its constituents, residents, workers and the

1
2 students of Nassau County can rest
3 assured that the site will maintain its
4 environmental integrity. Voting against
5 this process is simply voting against our
6 best community interests.

7 In addition, Nassau Community
8 College is eager to work with The Sands
9 as its primary employee training center,
10 complete with internships and
11 experimental learning components to the
12 Nassau Community College students support
13 supporting sustainable job growth and
14 economic development on Long Island and
15 throughout New York metropolitan region.

16 But today we have to talk about
17 future jobs. We should talk about current
18 jobs. The hardworking Coliseum staff do
19 not deserve to be pulled into this, and
20 they must maintain job security. The
21 Coliseum has hosted any number of events
22 and graduations, and it must be allowed
23 to continue operation so that our local
24 communities can continue using it as a
25 resource and venue. I urge the

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legislators here today to approve both measures before you today. Our present and future depends on it.

Thank you.

CHAIRMAN KOPEL: Thank you. Kevin Boone.

MR. BOONE: Good afternoon, Supervisors and executives.

First and foremost, I just want to say hearing with what Legislator Bynoe said, I hope The Sands hears and heard her and agrees and will work out those terms and come back to her or come back here with the solutions to what she said that she actually spoke about.

One thing I wanted to say also was everybody here knows somebody that's in need of a job. Secondly, The Sands would be filling a huge gap in the unemployment area, especially in the Nassau County surrounding areas. Providing much needed jobs to the area will give a much needed boost to the economy, but also help out the local businesses. So I am urging the

1
2 Nassau County Legislative Body to please
3 move ahead with this, as long from what I
4 have heard Legislator Bynoe speak of,
5 which are huge concern, I would say, and
6 we can work these concerns out, I would
7 definitely suggest moving along with this
8 to get this ball rolling. All right.
9 Thank you very much.

10 CHAIRMAN KOPEL: Jairo LaRocca.

11 MR. LAROCCA: Good afternoon, Jairo
12 LaRocca, the assistant chief engineer at
13 Nassau Coliseum and shop steward for
14 Local 30.

15 I spoke last month, and I just want
16 to essentially state the same thing. I've
17 been working there since it reopened for
18 about seven and a half years. Go there
19 every day. I support my family. I've been
20 in Local 30 for over 19 years. I've
21 worked extremely hard. I don't want to
22 see my job ripped away by people just
23 because they think that a casino might or
24 might not be built there. We can wait
25 and see what happens and allow the Nassau

1
2 Coliseum to continue to operate, to
3 continue to provide for me, for many
4 people that work here. I don't think
5 anyone should rush to judgment. It's
6 pretty obvious that there's an extensive
7 situation at play that could take a long
8 time. So why hurt hard working people
9 while that's going on? I'm a big
10 proponent of what could happen there in
11 the future. The Sands have come in, have
12 been very open. Have spoke, have made
13 sure that we were working there, have
14 constantly came in, constantly reassured
15 us of our job and some things are just
16 out of people's hand.

17 So I'm just asking for me to
18 continue to be allowed to go to work and
19 provide for my family. Thank you.

20 CHAIRMAN KOPEL: Valerie Fitts.

21 MS. FITTS: Good afternoon. My name
22 is Valerie Fitts. I am the manager of
23 security at the Nassau Veterans Memorial
24 Coliseum. I have been there for the past
25 seven years. I've been advocating for

1
2 the Coliseum to stay open. I also live in
3 the community. I live in Uniondale, and
4 I've been there for 53 years.

5 I don't want to see the Coliseum
6 closed and become an abandoned building
7 while we decide if the Sands is going to
8 get a casino license or not. Let's keep
9 operating. Let's keep the people that are
10 there employed, employed for as long as
11 we can. To have an abandoned building in
12 the middle of our community right off the
13 Meadowbrook Parkway doesn't seem to be a
14 good idea. It would be an eyesore. It
15 would be more problems than we want.

16 Thank you.

17 CHAIRMAN KOPEL: Thank you. William
18 Grant.

19 MR. GRANT: Hello, ladies and
20 gentlemen. My name is William Grant. I
21 live in 19 Daffodil Road, Rocky Point.

22 I'm also somebody that works in
23 Nassau Coliseum. I'm a steward
24 electrician there. I've been there for
25 about ten years, and like I said to the

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zoning meeting, it has been the best job

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I've ever had. Honestly, the people that

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work there, just seeing shows and things

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of that nature. It's been a boom for my

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family. But again, when we heard that we

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were going to possibly shut the doors

8

after it came down from the Supreme

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Court, to use my old words, my stomach

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just dropped. You know, what do I do now?

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Do what? I go on unemployment line?

12

Become a drain on the County? I don't

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want to do that. Nobody wants to do that.

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We want to work. I want to be at the

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place I've been for ten years.

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I understand people have issues with

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what might be the future. Say it's a

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stepping stone for something. But

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everything you do is a stepping stone for

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something. Putting on your pants in the

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morning, it's a stepping stone to do the

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rest of your day.

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Please, vote for this lease. Let us

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keep our jobs. Thank you.

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CHAIRMAN KOPEL: Dan Lloyd.

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(Whereupon, audience member directed.)

MR. LLOYD: I'm the real Dan Lloyd. Good afternoon. As you said, Dan Lloyd, I represent Minority Millennials, a nonprofit. Our mission is to help young people of color access jobs, build wealth, and become civically engaged. And that directly aligns with this regional economic development project that Sands NY has been proposing, and we are in full support of that because of that. And as well as they have brought us to the table to make sure that the next generation, the future generations of Long Island, the diversity of the future of Long Island, is integrated in that plan to make sure that our voices are heard.

It's not just the jobs that exist here. The 400 plus union jobs that you see at the Nassau Coliseum, currently. We just hosted two events there, and you see the local unions there from when you come into the parking lot, when you walk into

1
2 the entry gate, to the security, to the
3 vendors. We were blessed to sponsor an
4 event there, Education Day. They had
5 6000 students there with the Long Island
6 Nets. And you see the amount of workforce
7 development that still exist there. And
8 we want to make sure that as an
9 organization and the next generation Long
10 Islanders have a role and have an
11 ecosystem to build upon.

12 And it's not just the jobs, it's the
13 economic development. It's the ability
14 for young people to get their businesses
15 certified and have a role in what that
16 eco and the economic development system
17 looks like.

18 And as well as the SEQRA, we want to
19 make sure that not only is it creating
20 economic boom, but it's healthy and it's
21 vibrant to our region. We love Long
22 Island. We are a suburban organization.
23 We understand the quality of life that we
24 want to maintain and sustain. So why not
25 have a trusted partner that has brought

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us to the table like Sands NY that has been doing the work, the organic work, the authentic work to make sure that the speaking to all the different factors community leaders across, regardless of race, ethnicity, creed and whatnot.

So we are in full support of this. We urge the Legislative Body to approve the SEQRA process and to continue to lease. And once again, I'll just say recently when we held our summit and you see the amount of opportunity that still exists in that area. We need a vibrant nightlife. I am now 38. I consider myself young, but I'm getting older and we need things to do as we work, as we invest into this community. We will totally work hard, play hard, and live a good quality of life. This is an opportunity for us not to have to go all the way to Montauk or to Midtown Manhattan. We can have something right here as a vibrant economic boom. And it's not just a bar. It's not just a restaurant. It's full

1
2 fledged entertainment. This is a Sands
3 resort and casino, not just a casino. So
4 this is an opportunity for us to take
5 full advantage of this as the next
6 generation of Long Island.

7 Thank you for your time.

8 CHAIRMAN KOPEL: Thank you. Sammy
9 Chu.

10 MR. CHU: Thank you for the
11 opportunity to speak today. I am indeed
12 Sammy Chu. I am CEO of Edgewise Energy
13 and chair of the Long Island chapter of
14 the US Green Building Council, at 43
15 Warman Court, Plainview New York.

16 I have the pleasure of serving as
17 co-chair for the Environmental and
18 Sustainable Working Group for the Sands
19 New York Project. I served alongside a
20 community member, Jeanine Maynard, from
21 GAC, and it was a terrific process. A
22 large part of the process was made easier
23 because Sands has a long standing
24 commitment, which is very publicly
25 documented in their sustainability

1
2 reports. All of their global properties
3 are built to tremendous sustainability
4 standards, so allowed our working groups
5 very much to focus on the priorities, the
6 concerns and desires of the community
7 members.

8 As a technical co-chair, I was able
9 to bring in and facilitate presentations
10 on everything from waste management to
11 water use and through this process, we
12 were able to identify community
13 priorities, which Sands has very much
14 embraced and is committed to
15 implementing.

16 So we've already heard from our
17 friends in labor that this is a
18 tremendous opportunity for the working
19 people of Long Island and the surrounding
20 community. We know it's indisputable that
21 this will be a great boom economically
22 for our region. So I am really here to
23 reiterate, as I did the last time we were
24 here, that this project will be done with
25 a huge commitment to sustainability and

1
2 making sure that it is environmentally
3 considerate, not just with general
4 practices, but of those very specific to
5 the desires and needs of this community.
6 Thank you very much.

7 CHAIRMAN KOPEL: Ed Carr.

8 Imran Ansari.

9 MR. ANSARI: I'll be brief. Imran
10 Ansari, 36 James Street, Huntington
11 Station, New York, 11746, Long Island
12 Federation of Labor.

13 Just to echo what my brothers and
14 sisters and labor have said already. You
15 know, the lease before you ultimately is
16 going to decide whether or not hundreds
17 of union members are going to be able to
18 go to work every day, provide for their
19 families, provide a roof for their homes
20 and their families.

21 So I just ask that we just stay
22 present in this moment and continue to
23 focus on the folks who ultimately going
24 to need this the most. As you guys vote
25 on the lease before you, again, just just

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think of the working men and women that are going to need to be able to go to work moving forward. Thank you.

CHAIRMAN KOPEL: David Levonick. Ed Finneran.

MR. FINNERAN: Good afternoon, ladies and gentlemen, Ed Finneran, Garden City. I'm an elected official.

I am here on behalf of of the residents of Garden City who have, as you know, since the beginning, opposed the development of a casino at the Coliseum site quite emotionally since the very beginning. But I also believe and I know that the Legislators here do as well, that this is a county wide issue and certainly as Legislator Whitten, Bynoe, and Drucker as well have pointed out there is not a vote today or in the or in the very near future on the development of a casino there. However, let us not kid ourselves. I would never stand up here and oppose saving 400 jobs. I would never oppose the the hard working men the

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trade unions here to earn a wage. They are good, strong Americans, patriots, hard working.

But that's not the ultimate end here, ladies and gentlemen. Happy that we're back here in a more transparent posture. Understand that this SEQRA process is going to take months and months. I urge you, it's premature to get on my high horse and say it is time to oppose a casino. It's always time to oppose a casino in your backyard. But I would urge this group to continue to scrutinize and continue your transparency in moving forward here. This is an issue that that smacks of quality of life. It smacks of a moral issue. If at the end, of course, and we all expect this to be the case that Las Vegas Sands is back in front of this Body seeking your approval to build a casino there in your backyard, in the backyard of Hofstra University, who of course, was taking a swipe at here for standing up for their rights and for

1
2 their 10,000 students, and then the 3000
3 students over at Nassau Community College
4 and the thousand students at Kellenberg.
5 So I urge you to continue to be vigilant,
6 because we will be. We'll be here in
7 front of this Committee, this
8 Legislature, the community advisory
9 committees, the gaming facility location
10 board. We're in this to the end, and
11 we're not alone. I ask you, please do
12 your job.

13 Thank you.

14 CHAIRMAN KOPEL: Stanford Perry.
15 Francesca Carlow.

16 MS. CARLOW: Good afternoon.
17 Francesca Carlo, 71 Barnum Avenue,
18 Plainview, New York.

19 Although I've spoken here many times
20 in the past on in a different capacity. I
21 am here today as a resident and a
22 successful retired businesswoman. My
23 store has been in Nassau County for 65
24 years and employs 16 local people,
25 collecting sales tax for Nassau County.

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In May 2023, a similar hearing was held to approve the lease for the Sands Resort application, and for the vacant lot around the Nassau Coliseum. I supported it then, and I support the Legislature to continue the Sands lease.

The word gambling consists of three core elements consideration, prize, and chance. Nassau County must take a chance. Nassau County must consider the future, not an empty parking lot. An entertainment resort can be a prize for Nassau County's future. It may not be the vision that everyone wants, but we've lived through so many visions that have gone amuck. We must act in confidence. In 1997, the then Nassau County presiding Officer, Bruce A. Blakeman, said, "we want to let the world know, this is a great place to do business". The Sands Resort continues to be a viable opportunity. Nassau County needs to seize today for the opportunities for tomorrow. I pray it will be a success. We have

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waited long enough for something to take this place of an outdated parking lot. I may be wishing upon a star because I want Nassau County to bring home the prize.

I support.

CHAIRMAN KOPEL: Mike Messina.

Valerie Fitts.

Mateo Flores.

Craig Fligstein.

MR. FLIGSTEIN: Good afternoon, everybody. I'm Craig Fligstein. I'm the chief grant officer at United Way of Long Island. United Way has worked closely with The Sands of New York, and they've been a model corporate citizen. They've shown goodwill across Long Island to make our region a better place. We were honored to name The Sands New York as our Corporate Champion this year at our annual June event, and we look forward to working with The Sands. And I'd just like to quickly say, you know, living in a world where we're watching a lot of corporations leave Long Island and you're

1
2 seeing jobs disappear, seeing people
3 move. Young people don't feel they have a
4 chance here. But to see from a
5 philanthropic perspective, a national
6 corporation like The Sands come here and
7 make investments, the nonprofit sector
8 can't exist without the corporate sector.
9 We just can't. So we look forward to
10 working with them. Thank you.

11 CHAIRMAN KOPEL: Jordan Isaac.

12 MR. ISAAC: Good afternoon. My name
13 is Jordan Isaac and I'm a director for
14 the Long Island African American Chamber
15 of Commerce. The Long Island African
16 American Chamber of Commerce is New
17 York's largest African American chamber,
18 and the 2019 small business champion in
19 14 counties in downstate New York.

20 Our Chamber serves a region that
21 will greatly be impacted by The Sands in
22 a positive manner. Nassau County stands
23 to benefit from the project through job
24 creation, career opportunities, and
25 increased tourism. The Sands Project, in

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2 partnership with other organizations,
3 will provide training and great paying
4 jobs for both millennials, small
5 businesses, benefit career pipelines,
6 Utilize MWBEs, service disabled veteran
7 businesses, and women owned businesses.
8 Essentially, Sands will help boost local
9 retail sales, offer tax benefits, fund
10 local programs, and stop Long Island
11 talent from moving to other states in
12 search of affordable housing and better
13 paying jobs. Sands New York will provide
14 a high quality of life with an increased
15 income for people who live, work and play
16 on Long Island and can be seen as a tool
17 for economic growth. We support it.

18 CHAIRMAN KOPEL: Joel Harris.

19 MR. HARRIS: Honorable Presiding
20 Officer, Honorable Legislators, thank you
21 for the opportunity to be able to speak
22 today.

23 If I had to think of a common theme
24 today, I would call it opportunities. And
25 it started when I first read that The

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Sands was looking to come to Nassau County. I said, what a tremendous opportunity you are giving us. We have the ability, as I said, of thousands of jobs and cleaning up an area that we all know has been in need of it for so many years.

I would ask the legislature to please look forward to moving forward on this project, so we can create these opportunities and make these things come to fruition for all of our citizens in Nassau County and beyond.

Thank you.

LEGISLATOR DERIGGI-WHITTON:

Presiding Officer, I would just ask that you just remind everyone that we're not here to discuss the casino or any of the projects that Sands is anticipating. We have two specific leases today: One is to keep the Coliseum open for secure your 400 jobs. The other is to proceed with what the judge ruled has to be done as far as environmental studies, traffic

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2 studies, everything else that that was in
3 that lawsuit, just for us to get to the
4 point where we could consider what type
5 of future project would be there. So
6 today, it's nothing about what type of
7 Sands project is going in or happening.
8 It's very, very basic. So, I mean, I'm
9 not trying to say that you shouldn't feel
10 free to speak, but again, it has nothing
11 to do with us supporting the project that
12 Sands is proposing or not. This is really
13 only about those two leases.

14 CHAIRMAN KOPEL: And I will second
15 that. Minority Leader is entirely
16 correct in what she says.

17 Nonetheless, here we go. Deborah
18 Izzo.

19 MS. IZZO: Good afternoon,
20 everybody. Some of you know who I am. My
21 name is Debbie Izzo. I am a local
22 resident of Uniondale and a small
23 business owner within the Town of
24 Hempstead. And I have to tell you that I
25 am in favor of leasing the Hub to LVS

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doing business as Sands New York. Sands has been supporting the local communities with sponsorships and paying its current employees without a lease. The

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transparency and willing to communicate with the residents is more than

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commendable. The amount of money that

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would be coming into the County is much needed and will hopefully help control

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the local property taxes. Thus, in the

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county, holding on to the residents and

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lessening the constant rise in taxes,

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because Nassau County is becoming too

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expensive for many, especially the young

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and the elderly.

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The amount of jobs for local people

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is a bonus to the local economy. Unlike

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the previous proposer, this does not

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include apartments, but only a hotel,

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which is going to be a great place for a

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weekend getaway and places for other

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attractions and visitors to the area.

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Bringing shows back to the Coliseum by

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keeping it open and giving them a lease

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is great for local businesses and restaurants in the area. The site of a vacant lot with weeds growing everywhere is terrible.

Most of the residents moved to the area after the Coliseum was already built and opened in 1972. I personally live 1.7 miles to that property, but the closest casino is in my back pocket.

Bottom line: Signing this lease with Sands is a no-brainer. Okay, let's help Nassau County survive, the local residents thrive, with what Sands can provide.

CHAIRMAN KOPEL: Jenia Jenkins. Gary Johnson. Anthony Forgione.

MR. FORGIONE: Good afternoon, esteemed members of the Nassau County Legislature. My name is Anthony Forgione. I am a business development director for the HILI.

For over 45 years, the HILI has been recognized voice for all Long Island businesses driving regional economic

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2 development, fostering a robust community
3 of innovators and leaders. The HILI is
4 also the steward for the Long Island
5 Innovation Park in Happaugue, the largest
6 industrial park in the northeast. The
7 park supports 55,000 jobs, produces \$13
8 billion in goods and services, and
9 accounts for 8% of the Long Island gross
10 domestic product.

11 Today, we are here to advocate for
12 Sands New York in their bid to develop an
13 integrated resort facility at the Nassau
14 Hub in Uniondale and to continue their
15 lease. We are glad to see job retention
16 and creation of more jobs are the heart
17 of Sans New York proposal.

18 The redevelopment of the Nassau
19 Veterans Memorial Coliseum site will
20 safeguard existing jobs while creating
21 12,000 new construction jobs and some
22 5000 permanent jobs. These jobs will
23 provide stable, well-paying employment
24 for local residents, helping to
25 strengthen our economy and support

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families across the bi-county region.

The planned development would also benefit Nassau County with annual rent, gaming revenue, tax revenue, community benefit funding and public safety funding.

In conclusion, sans New York proposal for the Nassau Coliseum site presents a remarkable opportunity for Nassau County and Long Island as a whole. The HILI urges you to support Sans New York, as their vision and dedication would undoubtedly bring transformative benefits to our region.

I want to thank you for our time, for allowing us to make our statement in support of Sands New York and every union that's in this room right now.

Thank you.

CHAIRMAN KOPEL: Alec Jones. No, no, We're looking for Alec Jones. No, you're not Alec Jones, are you?

MR. GUILTY: Yeah, well I represent his coalition for black and white --

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CHAIRMAN KOPEL: Did you put in a slip?

MR. GUILTY: Yes.

CHAIRMAN KOPEL: All right, well, so we'll reach you eventually in due course.

Donic Anazan.

Reginald Benjamin.

MR. BENJAMIN: I'm Reverend Reginald Benjamin. I'm an executive director of ABA Leadership Center. Part of the work that we do is provide jobs for difficult to employ young men and women within the Village of Hempstead. We support this initiative with Sands New York because of the job opportunities provided for our area and our community.

Right now in the Village of Hempstead, there's stores closing all around because there's not enough resources. Many of our young people are leaving because they can't afford to live there. We believe that this can bring opportunities to the local community and, therefore, we support this Sands New York

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project.

Thank you.

CHAIRMAN KOPEL: Thank you. Charles
Mazelion?

Matt Silver.

Patti Knapp.

Justin Brown.

E.J. Brennan.

Lorie Boyd.

Anthony Bott.

Erica Bandito.

Larry Berra.

Alexandra Arno.

Elizabeth McCoy.

MS. MCCOY: Good afternoon, Committee.

Everybody today is talking about
revenue and generational wealth. Well, I
just want to bring this attention to you
and maybe you have heard it before.

This was back in February 2023 in
Business News: Las Vegas Sands has
partnered with minority millennials on
jobs and procurement for its proposed
casino and resort development at Nassau

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2 Coliseum site. Dan Lloyd, founder and
3 president of Minority Millennials, said
4 in a joint statement, "We are preparing
5 to roll out an extensive campaign to
6 ensure that when these jobs open, our
7 local students, young professionals and
8 emerging entrepreneurs are ready to take
9 advantage of them. The types of jobs and
10 careers that The Sands' proposal aims to
11 unlock are the kinds of opportunities
12 that can create real generational wealth
13 within our communities and drive economic
14 growth, equity and prosperity for Long
15 Island".

16 So I wanted to do a little research
17 on that. If you look up what the average
18 casino pay is in New York City, \$21.77 at
19 Jack 58 (sic), a cocktail waitress
20 average salary is about \$28,000. And of
21 course, there are more salaries that go
22 up, but that's not generational wealth.

23 Now, Wind Creek, PA, which LVS fans
24 used to own in Pennsylvania, they say
25 that their hourly pay ranges from

1
2 approximately \$9.36 per hour for servers
3 to \$25.22 per hour for senior maintenance
4 persons. Now, the LVS Sands owned it for
5 only about ten years, and then they sold
6 it to the Poarch Band of Creek Indians of
7 Alabama.

8 Now let's look at McDonald's.
9 Average pay at McDonald's \$20.07. Now, I
10 do not call this generational wealth. If
11 they are going to take on this lease,
12 then they have to provide more money to
13 our county, to our communities, and to
14 all our young people who are up and
15 coming in the world. This kind of money
16 is not going to pay anything. I don't
17 want the union workers to lose their
18 jobs. We're not here to get you to lose
19 your jobs. We want better jobs. We think
20 that Nassau County deserves better. Get
21 your BA union rep, get on his butt and
22 get him to talk to Blakeman and get a
23 better job opportunity. Get something
24 that lasts. Something that we can be
25 proud of in this town. Something that is

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going to last the test of time. I don't believe that the LV Sands is really looking for our opportunities. Ultimately, they're looking for theirs -- (Buzzer).

CHAIRMAN KOPEL: Excuse me, excuse me. Your time is done.

MS. MCCOY: Sorry. Thank you.

CHAIRMAN KOPEL: Thank you for cooperating. Appreciate that.

Jeff McQueen.

Frank Camarano.

MR. CAMARANO: My name is Frank Cammarano, I'm the president of the Nassau Council of Chambers of Commerce. We're the umbrella organization of all 49 chambers in Nassau County.

I'm here today -- I mean, there's two things going on and who would have thought a while back that we'd be meeting here to keep the jobs of 400 folks in the Coliseum? But I guess that's part of it, right? We don't want the Coliseum closed until there's a better venue on its way.

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And what she's facing is certainly looking like there is. But until then, the chambers and the communities are for keeping the Coliseum open and keeping the folks working.

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Now, the idea of this not being -- like it's only a first step in the process or, you know, second step or third step or what have you about a potential resort and casino coming, let's just face it, the Nassau Council is for the process moving forward. Why? Because as we see it, the process and the Las Vegas Sands, they've put their cards on the table and they follow it through up until this point. It looks really, really good for the County and the folks in Nassau County.

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Now, a gentleman who was here earlier said, there's always a good time to stand against the casino in your backyard. Well, the Nassau Council doesn't have that luxury. We have to speak with people. We have to work with

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people, and then, weigh out what's coming our way. And we've done that up until this point.

Now, next steps. We are approving for the next steps to move forward. Now, as I see it, you need to vote on that to do it. And we ask and the community has asked that you do just that.

Thank you.

CHAIRMAN KOPEL: Thank you, Mr.

David Greaves.

Kerry Goldberg.

Shahini Gillette.

Kerry Gilkick.

George Argyris.

Andre Guilty.

MR. GUILTY: My name is Andre Guilty. Number one, I went to school with Eddie Murphy. I graduated when he went to Saturday Night Live.

CHAIRMAN KOPEL: We going to hear some jokes.

MR. GUILTY: Yeah, well, I got some jokes for Bruce Blakeman, but he's not

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here, so you could go online, Andre's 13,
and check it out on YouTube.

But also, I went on to record rap
music with the rap group Public Enemy.
I'm an old rapper; I'm 60 years old. Last
31 years I gave to the community, the
African American Media Network television
show is still on air right now.

What I would like to say is, number
one, the Legislature, what I would hope
to do is ask you to do a better job. With
minority contracting because you have a
diversity contract. The diversity study
you've done, and there is no inclusion in
black contractors. America, always rides
on the backs of African Americans.
Everyone talks about we're going to give
minority jobs. You know who's going to
watch the minority contracts when Sands
gets whatever they're going to get? The
Black Media Network, we're going to be
over there to make sure they do their
job, like we're going to the county
sites. There are no African American

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contractors or workers on these sites.

But I'm an entertainer, so I got an attitude. Because you love Eddie Murphy, you love the Public Enemy, you love Howard Stern because they all left. I stayed here and gave your children jobs in my TV studio; 500 over the last 30 years. Okay, but I'm a pain because I want to hold you accountable.

Just imagine most of the entertainers. They're in a porno stupor, drug induced. I'm here serving my community. So when you're not, like, a nice to me, I don't like that. I asked a lot of legislators to be on my program. They want to run and hide. When you run and hide, I'm going to spoof you like Eddie Murphy did and put you on Saturday Night Live.

Now, Hofstra University. I went there. They have all of the money off of the tax rolls in the Village of Hempstead. So Hempstead is hemorrhaging. So Hofstra, I understand they want

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transparency, but they make \$1 billion a year renting out that facility and they don't access it to the community.

Now Sands. Yeah, we want to see Sands get that contract to open it now to give entertainment. I'll bring you some comics. I did comedy shows. I shot three movies out here. But I'm the entertainer that stayed here. And I don't like the way you're treating me. And every time Dr. Jay comes to Roosevelt and everybody else, you love them.

So my whole point is this: There's going to be culpability all around. The Legislature, we ask you to make sure you give minority people jobs, and if you don't, I'm going to put you on TV and make a fool of you, because that's what I do. Now, Sands, stop using, "we're going to give jobs to African Americans" and do it. Because I'm going to make sure you do.

CHAIRMAN KOPEL: Ray Goger.

MR. GOGER: It's that Catholic

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school writing that I have there.

CHAIRMAN KOPEL: This does not look like Catholic school writing (laughter).

MR. GOGER: Yeah. It's horrible (laughter).

Thank you for letting me speak. I don't want to be repetitive, but the word union, you know what that means. That means dignity. All right? When you have a union job project, labor agreements, they're union and everyone stays union. And if you're not union on the job will be more than happy to make you union. Just like that said, we don't turn nobody down. But I came from Queens humble background. My father was a steam fitter. Now I came out to Queens, from Queens to Nassau County. First I started off in Long Beach; life got better. I moved to Seaford; life got better and I moved down to my home, my second marriage and I'm in South Farmingdale. All in Nassau County. And my daughter said to me the other day, graduate of Saint John's University, she

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said, thanks, dad, for not raising me in Queens. I raised them in Nassau County and I gave him the opportunity. Because I'm a union member and now I'm a business agent.

Now, these other people that you want to deny a union job or the 40 (sic) people that you want to put out on the street, that's wrong. And when I talk about dignity, it's that when you want to bury your parents, you're able to do it.

Thank you very much.

CHAIRMAN KOPEL: Ron Lambert.

John Boyd.

Terence Harris.

Patrick Minson.

Phenol Lorach.

Stacy Richardson.

Dolores Rome.

Jermaine Rucker.

John Schaefer.

Kevin Shaquille.

Elizabeth Wellington.

Randy Shotland.

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MR. SHOTLAND: Good afternoon. My name is Randy Shotland. I'm past president of Merrick Chamber of Commerce. I'm a resident of Nassau County for over 70 years. When my family came here in 1948, we had a lot of jobs here. We had Grumman aircraft. We let them go away, losing probably 10 to 100,000 jobs. We let the Islanders leave. How many jobs did we leave there? We need revenue and jobs to come back to this county. And we need it now. Not ten years from now.

Young kids are leaving here in unprecedented numbers. They can't make a living and stay here. They can't afford to live here. The Sands is giving an opportunity that you will not see again. Probably won't. They're giving an opportunity for the kids from Hofstra. If they want to have a part time job, they can get a part time job to help them with their tuition.

Nassau the same thing. They're helping their local communities. For

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every one job that goes into there, how many jobs are going to go around the next 5 or 10 towns around here? That's what happened with Grumman. The Deli's made money, the retail made money. Everybody did well. Letting them go is a travesty to the citizens of Nassau County.

Yes, they're going to make money, okay, but they're going to give back to the giving back to the communities. They promised to have local people doing a lot of the jobs. So it's not going to be like Roosevelt Field where the money goes, whether it be to St. Louis, where Macy's is, or other places like that. Amazon's taken a big enough hit on the retailers. We need jobs here now.

And I hope and pray that you realize the opportunity is short lived. And if they walk away, you're going to have an empty piece of property. And then what? Vacancy? Unemployment? Not for me. Vote your conscience and vote for the good of the citizens.

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CHAIRMAN KOPEL: Craig Flickstein.
Elizabeth Wellington. I called you
before. Come on up, please.

MS. WELLINGTON: Good afternoon,
everyone. Thank you, all, for giving us
this time the voice of opinions.

First of all, I work for Nassau
County Human Rights. And also I belong to
the Long Island African American Chamber
of Commerce. I'm the deputy director,
together with Valerie Anderson. When we
talk about job creation, we're going to
talk about job creation, right? When
businesses in sectors, such as the
construction area, hospitality,
entertainment, security and other that
strive, they often need to hire
employees. Right. This lead to job
creation and it reduces the unemployment
rate in our local community.

In conclusion, supporting Sands,
they can indeed have a positive impact on
the job creation. For the justice
involved individuals, college students

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2 and our local economy. It is essential
3 for the communities to recognize the
4 value of the local businesses and support
5 them to ensure sustainable economic
6 development.

7 Approving them, it will help that
8 barrier with the justice involved that
9 every day, whenever they are released,
10 the looking to come back into society to
11 build their life. So I'm asking for you
12 all to approve them. It will make Nassau
13 County great also again.

14 CHAIRMAN KOPEL: Dante Nicoletto.

15 Kevin Shakey. I'm sorry. You are?

16 MR. NICOLELLO: Good afternoon,
17 members. My name is Dante Nicoletto. I'm
18 an attorney. My law firm represents, uh,
19 clients that are in the trucking industry
20 and transportation. And I would urge you
21 to support everything that you need to do
22 to keep this project going forward.
23 Whatever it is, make sure that
24 everything's addressed so it doesn't get
25 held up in court again.

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I'd just like to mention, that the people who are interested in blocking it, they're going to be made famous the way the people who blocked the Amazon deal in Queens were made famous. We want to make sure that that doesn't happen for long term career prospects.

The other thing that I wanted to mention is that a lot of the opposition seems like the schools are opposed. They don't want their students spending money in a casino, but they're in the business of taking upwards of \$60,000 a year from their students. They should be teaching them marketable skills. Having a big business like this in the area could be a benefit to their students as far as internships and job prospects, so they may want to revisit their position on this. Thank you.

CHAIRMAN KOPEL: Kevin Shakey?
Anestoria Shalkowski.

MS. SHALKOWSKI: Good afternoon,
ladies and gentlemen of the Legislature.

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Good afternoon, folks behind me.

My name is Anna Shalkowski. I'm a trained geologist specialized in environmental geology. We exist because of the environment, because of the plants, the animals, the water, the air that we have breeding. And, therefore, any major -- as federal and state laws have dictated -- any major development needs to look at the impact on the environment, the air quality, the water quality that we're going to have. How will it impact our birds, the bees. All right.

Whether it is The Sands or another entity that's going to be there, there will have to be some analysis of what is going to happen to the environment. How will the buildings impact, how much land space, how much excess rainfall is going to be going into our sewage system, how our sewage system is going to handle this? This needs to be carefully analyzed because it will have an impact on the

1
2 surrounding communities. And it is for
3 this that I'm asking that this be
4 carefully done in a timely manner so that
5 we can properly prepare because we need
6 to protect the surrounding environment.
7 Thank you.

8 CHAIRMAN KOPEL: Thank you.

9 Doris Sharpe.

10 Helen Matinis.

11 Joseph Parisi.

12 Haley Simon.

13 Mr. Parisi, is that you?

14 MR. PARISI: Thank you for allowing
15 me to speak.

16 My name is Joseph Parisi. I'm
17 president of the Council of East Meadow
18 Community Organizations, and also a
19 member of the environmental committee
20 that has been formed to study how Sands
21 would approach solving any environmental
22 issues that would be a part of this
23 development.

24 From my experience on this
25 committee, I think that they're very

1
2 forthright in trying to look at each
3 environmental issue and address anything
4 that comes up. That has been my
5 experience on this committee for two plus
6 years.

7 Therefore, while today's discussion
8 focused on the SEQRA, I urge that that go
9 forward as a necessary step to continue
10 pursuing the value of this project. Thank
11 you very much.

12 CHAIRMAN KOPEL: Haley Simon.

13 Tracy Zimmerman.

14 Jordan Thomas.

15 Doron Spleen.

16 James Skinner.

17 Robert Wilson.

18 Juan Villegas.

19 Mariano Ugalde.

20 Charlene Thompson.

21 MR. ULGADE: Hello, my name is
22 Mariano Ugalde.

23 I am the president of the Uniondale
24 Chamber of Commerce. I am here in
25 support of the ongoing operations at the

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Coliseum. There are a lot of jobs that are currently being offered there, and the economy is a bit precarious at the moment. So I would really I'm just here in support of whatever the operations are at the Coliseum to keep going and to not turn that out.

And also, if we're waiting for the environmental study on this proposed project, from everyone I speak to, basically, it's like we would just like the process to continue to move forward so that whoever is going to determine to make a decision makes one. And just please stop stalling this process. Thank you very much.

CHAIRMAN KOPEL: Charlene Thompson.
Brett Thomison.

Michael Messina.

Maria Camassa.

Rose Angela Sisignano.

Chris Jacobs.

MR. JACOBS: Good afternoon.

Regarding the proposed development at the

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Nassau Coliseum site, I still have many questions that have not been answered. The New York State Gaming Commission requires that the host community, for any proposed locations, must have two public town hall meetings with the residents held by their respective elected officials to inform and answer questions from the community regarding these proposed projects.

For example, State Senator Jessica Ramos had has held three town hall meetings with residents regarding the proposed Citi Field project. Since the Sands proposal came in early last year, 2023, until the present day, Uniondale, the host community for the Sands proposed project has had zero public town hall meetings held by elected officials. Why haven't our elected officials met with our residents, as required by the New York State Gaming Commission?

Another concern is Nassau County's inadequate road network as well as

1
2 insufficient transit options. This has
3 resulted in many locations throughout the
4 county, including Nassau Coliseum site,
5 to be labeled a transit desert. The
6 Meadowbrook Parkway, which is the closest
7 highway to the Coliseum site, prohibits
8 commercial vehicles, which in turn causes
9 all trucks and busses commuting to and
10 from the Nassau Coliseum site to utilize
11 our small local roads. These roads are
12 already overwhelmed by high volume of
13 cars and other vehicles. All these
14 factors lead to daily lockdown in Nassau
15 County. I commute every day.

16 Uniondale, along with Hempstead,
17 Roosevelt, New Cassel and Freeport have
18 all been identified by the New York State
19 Department of Environmental Conservation
20 as disadvantaged communities, resulting
21 in higher rates of asthma and respiratory
22 illnesses present in those communities
23 compared to that of the County and State
24 average. The New York State Department of
25 Conservation concluded that these high

1
2 rates of asthma and respiratory illnesses
3 are primarily caused by vehicle
4 emissions. With the projected 30,000 more
5 vehicles per day with this project, I
6 always ask this question how does adding
7 30,000 more vehicles per day to our
8 overburdened roads mitigate our asthma
9 and respiratory illness rates in our
10 disadvantaged communities, as well as
11 alleviate gridlock problem playing our
12 entire county? Thank you very much. Have
13 a great day.

14 CHAIRMAN KOPEL: All right, Pearl
15 Jacobs.

16 MS. JACOBS: So I come before you to
17 speak regarding the current health
18 disparities related to the environment. I
19 am referencing the New York State Asthma
20 Dashboard. This report reflects the three
21 year average emergency department visit
22 rate per 10,000 people, youths 0 to 17
23 years old. Any average over 29.1 is of
24 high concern. The overall Nassau County
25 rate is currently 20; New York State,

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excluding New York City, is 27.3;
Hempstead rate is at 69.1; Uniondale
36.4; Roosevelt 59.5; and Freeport 37.4.
This is well above the 29.1 of a high
concern. This is of an extreme concern.

I am referencing the New York State
Department of Environmental Conservation
report for 2023; New York State Climate
Act, 2019; New York State's mandate, as
referenced by the New York State
Department of Environmental Conservation
2022 to 2023 Traffic Study; and the New
York State Climate Act of 2019. The goal
is to reduce carbon emission as carbon
emission has a direct correlation to air
pollution, and air pollution has a direct
correlation to high asthma rates.

The New York State Department of
Environmental Conservation traffic study
confirmed that Hempstead, Uniondale,
Roosevelt and Westbury, New Cassel,
their current high asthma rates are a
direct result of high traffic volumes,
gridlock and vehicle emissions.

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Hempstead, Uniondale, Roosevelt, Westbury, New Cassel have been identified as disadvantaged communities by the New York State Department of Environmental Conservation.

The Climate Act of 2019. New York State charged the Climate Justice Working Group with the development of criteria to ensure that underserved communities benefit from the State's historic transition to cleaner, greener sources of energy, reduce pollution, and cleaner air. I am certain that our governor supports this mandate.

The goal is to reduce carbon emissions and not add to it. How would adding 20,000 to 30,000 more vehicles per day 24/7 if a casino were to be built, decrease carbon emissions?

As legislators, you took an oath to make good choices for the residents of Nassau County, choices that would have positive effects on residents health and quality of life, and choices that would

1
2 not violate violate our New York State
3 laws, and certainly choices that would
4 not further marginalized communities that
5 are suffering from poor air quality and
6 high asthma rates. Any decision that
7 would not reduce our carbon footprint
8 would be nothing other than, as my shirt
9 says, "environmental racism".

10 CHAIRMAN KOPEL: Eric Rucker.

11 Pat Coriello.

12 MR. CORIELLO: Thank you,
13 legislators, thank you for this
14 opportunity.

15 The sign I have here says say no to
16 casinos. It does not say say no to
17 prosperity. It does not say say no to the
18 Coliseum being renovated. I know most of
19 the people here are here from unions, and
20 I hope they get all the jobs they need
21 from this. But, do we really need to sell
22 our souls for these jobs?

23 You know, another word for casino is
24 vice. So I looked up in the dictionary.
25 What does this device actually mean?

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Well, it means 3 or 4 or five different things. None of which is good. None of which is good.

So what we want, what we're saying that us living in Nassau County in New York need to invite this other outfit from across the country with their money that that we seem to feel that we need the money to survive. Well, I don't really think we do. I don't think we need to sell our souls.

I come from a family that my father was a gambler. He didn't gamble a lot of money, but money that really didn't have. When he passed away at 71, he left \$50 in the bank and a \$300 car. And he worked all his life, 50 years. And that's what was left. Because you know why? He was a gambler and everything. And the money he had was gone. I don't think we need to bring vice into our county. I really don't think so. It may in the short term, it may seem like the thing to do, but in the long term, we're going to pay a big

1
2 price for it. A big price. So I just, you
3 know, I know it's not -- they haven't got
4 approval from the State yet, and I hope
5 they don't get it. And I think they
6 should come down here and renovate things
7 and build buildings and do it that way.
8 But, you know, just take the word casino
9 and take the word gambling out of the
10 equation, and I'm all for it. All right.
11 Thank you very much.

12 CHAIRMAN KOPEL: Terry Coniglio.

13 MS. CONIGLIO: My name is Terry
14 Coniglio. And I'm here as a spokesperson
15 for Hofstra University.

16 The proposed lease agreement, under
17 review by the Rules Committee between
18 Nassau County and Las Vegas Sands for the
19 operation of the Coliseum, which I will
20 call the Operating Lease, must be viewed
21 in tandem with the term sheet for the
22 second lease for the casino development
23 of the Coliseum, which I will call the
24 Casino Lease. These two leases work hand
25 in hand together to benefit Las Vegas

1
2 Sands at the expense of Nassau County
3 residents; current and future. To review
4 and process them separately is
5 segmentation, and goes against the New
6 York Supreme Court decision that these
7 documents purport to be following.

8 Let's start with the operating
9 lease. The 42 year term lease proposed is
10 inconsistent with simply continuing
11 regular operation of the Coliseum. This
12 term is an effort to foreclose the
13 possibility of any long term development
14 of the Coliseum by anyone other than Las
15 Vegas Sands.

16 Likewise, rent of \$10 million per
17 year is excessive for simply running the
18 Coliseum in its current state. Instead,
19 this amount reflects the substantial
20 value to Las Vegas Sands of having site
21 control over the County property for its
22 proposed casino development. Control of
23 the property allows them to promote its
24 proposed casino development on County
25 property.

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Here, Nassau County and Las Vegas Sands have made clear their intention to proceed with the proposed development of the Coliseum site, including a casino, and have apparently already negotiated a term sheet and drafted the casino lease to follow such development. The operating lease is simply the first step in the process of developing a casino. There is no other reason Sands has interest in running the Coliseum, other than to be in a position to begin the process of bidding for a casino license from New York State.

We strongly urge this Committee that the review of the operating lease be part of the SEQRA review for the full development of the Coliseum as sought by Sands.

The Rules Committee should recommend full sequel review of the operating lease, and recommend issuing a positive declaration under SEQRA. To do otherwise, to treat the operating lease as an

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independent lease is improper
segmentation under SEQRA.

Regarding the casino lease, Hofstra remains adamant that the location is not appropriate for a casino. The casino would pose an enormous risk to the public and to the over 30,000 students who go to school at Hofstra and other schools within the block of the hub. These risks include gambling addiction, crime, pollution, traffic, congestion. Great potential exists to develop the Nassau Hub site into an economic engine that Long Island needs for its future, and Hofstra would be all in on such a vision.

Thank you.

CHAIRMAN KOPEL: Josh Slaughter.

Joseph Nabet.

MR. NABET: Good afternoon,
everyone. My name is Joseph Nabet,
founder and leader of the "Say Yes to the
Jets Civic Association". The Las Vegas
Sands said they will look for input from
the local community regarding their

1
2 integrated resort proposal. Although
3 there is support for their current
4 proposal, there is great and vocal
5 opposition as well.

6 Last year, I designed a proposal
7 that has everything the Sands wants in
8 their plans, but is designed to please
9 both sides of the aisle.

10 Last May, I went up to this podium
11 in a room heavily divided, and told
12 everyone my proposal, and the room went
13 from divided to united. My proposal has
14 what the Sands wants in their current
15 plans, but is designed to include as the
16 centerpiece a world class, state of the
17 art retractable fixed roof football
18 stadium to be the home of the New York
19 Jets. My proposal also acts as a backup
20 plan in case the Sands isn't awarding a
21 gaming license by the State.

22 Before the lease process started all
23 over, I designed a website detailing my
24 proposal in full called "Say Yes to the
25 jets.org". The summary of my proposal is

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the following:

A world class, state of the art retractable fixed football stadium for the New York Jets and possibly the cosmos, built with an underground greenhouse for the playing fields and a sports book.

A Las Vegas Sands four and five star integrated resort hotel and possible casino.

Nassau Veterans Memorial Park and Botanical Garden.

Two tailgate tower parking garages built and designed for tailgating.

A tailgate village on the west side of the proposed stadium.

A pedestrian bridge connecting both sides of Hempstead Turnpike.

A new LIRR station on Endo Boulevard, using a refurbished and upgraded Garden City Mitchel Field secondary line.

And a relocation of the New York Jets HQ and practice facility from

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Florham Park, new Jersey to Farmingdale,
New York.

The website also shows the area's
history, the Sands and NFL's history
together, traffic solutions, and a form
that people sign to show their support of
the proposal. I have gotten a lot of
signatures from residents and small
business owners alike.

The Jets are in the 15th year of
their lease at MetLife Stadium, and every
five years hence, they can opt out of the
lease if they notify the state of New
Jersey 12 months prior, with the first
opportunity to opt out being in 2025,
with 2024 being the notice date, which is
this year.

Ever since he bought the Jets. Woody
Johnson wants to bring the Jets back to
New York by trying to build West Side
Stadium in Manhattan, but that never
happened. Last week, I mailed a letter
and fliers to Woody Johnson telling him
about my proposal, since he didn't know

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about it before.

I truly and firmly believed that my proposal would bring tremendous economic growth to Nassau County and the surrounding area. The stadium, with its roof, would allow for not only sports, concerts, and other events year round. We would be able to host world class events like the Super Bowl, NCAA Final Four, WrestleMania, etc. It basically would put Nassau County on Long Island in general on the map. For years, we as a community tried to figure out what to do with the Nassau Hub. Well, I say let's come together as a community and tell Nassau County, The Sands and the whole world that we say "yes to the Jets".

CHAIRMAN KOPEL: Luis Vazquez.

MR. VAZQUEZ: Good afternoon, everyone. I'm Louis Vazquez, president of the Long Island Hispanic Chamber of Commerce. Like I always come up here and say, one of the things that we're very impressed with with Sands is basically

1
2 the fact that they have been inclusive
3 and have gotten our opinion throughout
4 the board of directors, and also we
5 represent Nassau and Suffolk, and what we
6 do that is basically spoke to a lot of
7 our leaders and our board, and we're in
8 favor of the Sands Casino and Resort
9 going forward. So on behalf of the Long
10 Island Hispanic Chamber of Commerce and
11 our Hispanic community, we endorses the
12 Sands to go forward. Anything you can do
13 to support us, because that will create a
14 lot of jobs. And definitely make sure
15 that Nassau County and Long Island is
16 better. So on behalf of it, thank you
17 very much. God bless you all and let's
18 make it happen. Thank you.

19 CHAIRMAN KOPEL: Karen Rierdon.

20 MR. SLAUGHTER: So you had called me
21 two names before. I just didn't hear it.

22 CHAIRMAN KOPEL: I'm sorry. What's
23 your name?

24 MR. SLAUGHTER: Josh slaughter.

25 CHAIRMAN KOPEL: Yes, sir. Go on.

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MR. SLAUGHTER: Thank you. Josh Slaughter, 28 Dawn Drive, Shirley, New York. I'm not going to take up the whole time. I know it's been said a lot. Just asking for you to support this process and move it forward. This is one small step in what's going to be at least an 18 month process. The Court's asked you to take lead agency on SEQRA, and I think that's a smart thing to do. You know, there's a lot of people who are experts in traffic and everything else under the sun. Without any information, the SEQRA process will look at all that provide a lot of answers, and then we can debate about what that what that says when it's done.

But we need to move forward first, in order to have that conversation. It's a very strong project. It's going to create a lot of good jobs. I know someone spoke earlier about these not being good jobs compared to other casinos in other resorts. I will just say, those are

1
2 numbers from other areas where there
3 aren't union agreements and you cannot go
4 out and find a better job than a union
5 construction worker on Long Island. This
6 is going to be a commitment to create
7 those jobs. Probably the lowest paid
8 trade makes anywhere between 80 to 90,000
9 a year and upwards of 150,000 a year.
10 That's 8500 jobs over ten years. I don't
11 think you can do much better for
12 generational wealth than that. So just
13 urge you to support this.

14 Thank you.

15 CHAIRMAN KOPEL: Karen Rierdon.

16 MS. RIERDON: Hi, my name is Karen
17 Rierdon. I have read the lease and I have
18 concerns regarding the site control and
19 operation lease being discussed here
20 today. As I read the lease, some of the
21 most jarring concerns are as follows:

22 I am disturbed to read that Sands
23 can terminate this lease if they don't
24 receive IDA benefits. Really? This is
25 the height of hypocrisy for one of the

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most profitable casinos in the world to be asking for tax benefits from residents as they plan to vacuum up \$2 billion a year in gambling losses from your constituents. Now they don't want to pay their fair share. Come on, everybody can agree that this is wrong.

Why aren't there plans for an economic impact study? What will the cost be of the second largest casino in the United States be to taxpayers for our roads, social services, emergency services, home values, businesses and restaurants who are now not seeing that \$2 billion spent at their establishments and the loss of the sales tax, also?

The lease also tells us that Sands has purchased the building for \$241 million, and yet they don't have control of the land. This seems odd.

One of the most disturbing aspects of the lease is that, if they don't get a bid, they can choose to leave the property. They can sublet it to whomever

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2 they wish with no oversight from the
3 Legislature. I'm struggling to understand
4 why you would agree to relinquish your
5 oversight of the largest, most
6 profitable, valuable parcel of
7 undeveloped land in the County. What if
8 they want to dump a nuclear reactor or a
9 housing shelter on this land? Our elected
10 officials must maintain oversight to
11 regulate what happens with this property
12 in the future.

13 As I review the term sheet, I was
14 surprised to see references to closing of
15 the Coliseum more than once. To all the
16 Coliseum workers here today thanking
17 Sands for saving their jobs. I suggest
18 you read this document. Sands is
19 permitted to cease operations and go dark
20 after two years. They also have
21 permission to demolish the Coliseum.

22 The term sheet also, remarkably,
23 admits to a slew of environmental
24 concerns. However, there are too numerous
25 to list in my three minutes. However, I

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would like to know when you expect the lighting plan and the traffic studies to be completed. I am concerned about a new well needing to be drilled and the fear of water contamination, given that this is a known Superfund site. This is according to the Sands documents.

I question whether the former Air Force base should be disturbed, as the potential impact on our fragile water supply is unknown, and we don't know if this could result in an unexpected discharge of chemicals.

I would also like to know if you or the Sands know if there are any existing deed restrictions on this property.

I'm asking you, our elected officials, to protect our suburban way of life and to vote no on this lease agreement as you are being asked to agree with this lease without all the information. Thank you.

CHAIRMAN KOPEL: One last time. I keep on getting this one. Craig

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Flickstein.

Vincent Alu.

MR. ALU: Good afternoon, Presiding Officer Kopel and this esteemed Committee. Thank you for giving us a time to speak. My name is Vinnie Alu. I'm the business manager and secretary treasurer of Laborers Local 66 of the Laborers International Union of North America. We are the Nassau and Suffolk affiliate for 80 years here on this island, with many members residing in the area around the Coliseum.

I come before you today with the full and complete weight of Local 66 and support of all of the existing jobs at the Coliseum, we firmly declare that the strong careers that our labor organizations create and defend are the most consistently valuable paths into the middle class. For generations, Long Island families have built and maintained and staffed and cleaned and served and protected this wonderful facility.

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2 I grew up in Massapequa. My family
3 moved out here in 1969, the year the
4 ground was broke for the Coliseum to be
5 built. I've been to that facility many,
6 many, many times over my life.
7 Consideration of the long standing
8 relationships with the governing bodies
9 of the Coliseum and its future planning,
10 my organization, Laborers International,
11 created and deployed in partnership with
12 the Roosevelt Board of Education, the
13 first high school pre apprenticeship in
14 New York State and amongst the first in
15 the country where we are skills training
16 individuals from that community up and
17 into the workforce in various capacities.
18 If workforce development and economic
19 growth aren't enough to stabilize and
20 protect the jobs at the Coliseum and to
21 build and expand on that, then I don't
22 know what is. And thank you very much for
23 your time.

24 CHAIRMAN KOPEL: Thank you.

25 Brian Nigro. Okay.

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Rachel Lugo.

MS. LUGO: Good afternoon. My name is Rachel Lugo. I am a Division Director for a nonprofit organization, EAC network. I oversee the vocational and family service programs for the past 29 years in our diverse communities within Nassau and Suffolk counties.

We all know the strengths of Sands as an organization. There is no reason why Nassau County shouldn't allow Sands to continue with the oversight of the Nassau Coliseum property. This is why we are here. The only reason why we are standing here before you is because the name Sands. If it was any other management company, we wouldn't be standing here. Sands offers sustainable growth economically, socially and environmentally. Sands continuing in their current role of overseeing operations, will not only continue to create employment opportunities for 400 people, they will also be creating career

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2 paths. They will give community members
3 access to employer recognized
4 credentials, which will strengthen
5 economic stability, which in turn will
6 impact and improve the wellbeing of
7 children and families, including
8 improving mental health and family
9 relationships.

10 I leave you with a quote by Henry
11 Ford: "Coming together is a beginning --
12 we did that -- keeping together is
13 progress -- we have done that; look
14 behind me, we are together -- working
15 together is success". I ask you to
16 continue to support Sands in their role
17 of overseeing this project.

18 Thank you.

19 CHAIRMAN KOPEL: Deborah Izzo.

20 Dave Fattizo:

21 MR. FATTIZO: Good afternoon, and
22 thank you for having me. My name is Dave
23 Fattizo, the director of business
24 development for the Long Island
25 Association, which is the region's

1
2 leading business organization. We are a
3 nonprofit, nonpartisan representing
4 companies of all industries and sizes,
5 and we advocate for job growth and the
6 economic development of Nassau and
7 Suffolk counties.

8 The LIA strongly supports the two
9 leases before the Rules Committee today,
10 which will allow Sands New York to both
11 operate and develop the Nassau Veterans
12 Memorial Coliseum property, subject to
13 land use and other required approvals.
14 This thoughtful and exciting proposal
15 from Sands New York, has the potential to
16 be the single largest economic
17 development project in Long Island's
18 history. We cannot let a chance slip away
19 for the Coliseum site to be brought back
20 from the dead, transforming a sea of
21 asphalt that has laid dormant for decades
22 but could soon generate hundreds of
23 millions of dollars in tax revenue.

24 The LIA commends Nassau County and
25 Sands, New York, for engaging in an open

1
2 and transparent process while showing a
3 commitment to revitalizing this site. The
4 project will breathe new life into the
5 Nassau Hub and unlock its promise of new
6 jobs and economic benefits for
7 surrounding communities, as well as
8 increase local spending, enhance tourism
9 and growth of the neighborhood business.

10 Thank you for your consideration.

11 CHAIRMAN KOPEL: Monica Riley (sic).

12 MS. KIELY: Kiely. Good afternoon.

13 I'm not going to address the incredible
14 negative effects that a 24/7/365 mega
15 casino would have on Nassau County. An
16 hour of research paired with some common
17 sense is all you need to know to come to
18 the correct conclusion about this
19 project. You already know how bad it is.
20 Bad for people, bad for families, bad for
21 communities, bad for small businesses,
22 bad for our property values and bad for
23 our county economy. You already know that
24 most of your constituents, the residents
25 and the taxpayers do not want this

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project.

Bad things happen when good people look the other way, or think they are powerless, or minimize their role in what is happening, or rationalize what they are doing. You may think that you do not have the power to stop this project, but you do.

Alice Walker famously said, the most common way that people give up their power is by thinking they don't have any. If you feel that the political pressure of this project is just too much for you to withstand, that's not true. You have the power to stop this project if you wish to.

I've heard legislators say things like, well, it has to go through environmental and zoning. That is a minimization of your role in this and an abdication of your responsibility. Rubber stamping a bad project and hoping it gets blocked down the road is a cop out. It's just a lease transfer. No, it is not just

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a lease transfer. It is step one to ushering in a bad project that will change Nassau County forever.

And by the way, as an aside, why is this debate always Las Vegas Sands or nothing? Why can't our unions build the NYU Langone \$3 billion hospital project on this site? That would generate wonderful career jobs and plenty of opportunities for all different kinds of people. Tying up this property for 42 years means that you can't put a good project there, and that's what the Operational Lease is all about; 42 years of control. It's not about saving coliseum workers jobs when right in the lease, it says they can close it down in two years. It's just common sense. Giving site control for 42 years to an outside corporation, a commercial gambling operator, no less, is extremely reckless. It's a complete abdication of your power and oversight over this property. And in my opinion, it's a breach of your

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fiduciary responsibilities as stewards of taxpayer owned assets.

Legislators, if you got into government to do good things and help people, please know that what you are considering right now is the polar opposite of that.

CHAIRMAN KOPEL: Theodora Maslon.

Joanne Mikulski.

Pat Carbone.

Eugenia Adams.

Jeanie Colbert.

Mike Cavills.

Lisa Glover.

Andrew Ellen.

Alcina Goosby.

Maryann Hammincassie.

Isaiah Griggs.

Jordan Isaac.

Toni Tanzi.

LaShawn Lukes.

MS. LUKES: Good afternoon. I had a script ready to read, but I'm going to speak from the heart. I've been here a

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couple Of hours and I had an opportunity to hear different perspectives.

I am the president of the Hempstead Chamber of Commerce. I'm a business owner. I'm a mother, a grandmother, and a resident of Nassau County. So I am a stakeholder in the community. I personally support The Sands and the Hempstead Chamber of Commerce, located in the largest incorporated village in New York State, stands with The Sands and moving forward with the lease. We have over 5000 businesses, brick and mortar or home based businesses within the incorporated village. I understand that a lot of the residents are scared of change. When I became president six months ago, I was up against obstacles, new policies, and new way of thinking, and I kept forward with the perspective that we can grow and build in this community.

A lot of us are here for the American Dream, and the American Dream is

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to be able to take care of our families, sustainability, employment opportunities and growth. Many of the residents, as well as business, will be impacted by the sands. The boom and business will go outside of the four walls and stimulate economic growth and the local businesses. Tourism is always the way to go. For the business owners we will be able to hire staff because, guess what? We can afford to pay them. We will be able to expand on our businesses. So it's a two sided part for as the business perspective and what The Sands can do. We want to keep that in consideration when we think about the future. We need life.

I would love to take my grandchildren to the resort to do different things, to even stay right in my own community. It's not always about taking my money outside of our community and patronizing other areas. It's about keeping it right here for me.

I urge you to consider this.

1
2 Consider the possibilities. Consider
3 economic growth and opportunity and
4 understand the fear of others. But make
5 the wise decision for the greater good of
6 the community. Thank you.

7 CHAIRMAN KOPEL: Shermaly Carrasco.

8 George Kitrus.

9 Paul Quarter.

10 James Lemaire.

11 Jack Lang.

12 MR. LANG: Hi. I'm Jack Lang. I'm a
13 council representative with the North
14 Atlantic State's Regional Council of
15 Carpenters Local 290.

16 Members of the Nassau County
17 Legislature, granting approval for this
18 lease of the Coliseum property would be a
19 victory on multiple levels. The hundreds
20 of temporary and permanent union jobs
21 this would single handedly create for the
22 hard working men and women of organized
23 labor, who also happen to be residents in
24 Nassau County, would ensure they remain
25 gainfully employed and subsequently

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allotted the opportunity to provide for their families, and in doing so, continue to call Nassau County home.

A lease like Sands would create millions of tax dollars and continue to keep Nassau County as a premier destination.

On behalf of over 1600 union carpenters, we respectfully urge you to approve this lease and in doing so, allow your residents an opportunity to live, work, and play in their own backyards. Thank you.

CHAIRMAN KOPEL: Thank you.

Jack Majkut.

MR. MAJKUT: Good afternoon, ladies and gentlemen of the board. My name is Jack Maichut. I'm a representative for the International Brotherhood Electrical Workers Local 25. Local 25 represents over 2000 working families here on Long Island.

I'm here today once again to ask this board to grant the transfer of the

1
2 Nassau Coliseum Operational Lease to the
3 Las Vegas Sands. As we all know, there
4 are over 400 people whose livelihood
5 depends upon it. These are hard working
6 people who do not deserve to have their
7 lives disrupted. I ask you to vote with
8 your conscience and protect these
9 workers' livelihood. I couldn't imagine
10 how these individuals would feel if they
11 had to go home to their respective
12 families and tell them that tomorrow was
13 their last day of employment. The Sands
14 should be commended for trying to save
15 these jobs, not discouraged from
16 protecting them.

17 In addition to saving these jobs,
18 the long term benefits of transferring
19 this lease are incredible. A \$6 billion
20 world class, five star integrated resort
21 and a destination for Long Island. The
22 much needed tax revenue generated for
23 Nassau County; Tens of millions.

24 Thousands of union construction jobs.

25 And I take great offense to the

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previous speakers saying that we're selling our souls to create this project. I must be going to hell, because that's what I've been doing, creating jobs for people for a long time. So I take great offense to that comment. The establishment of a training program in the hotel hospitality industry, partnering with National Community College. The list goes on and on.

Once again, IBEW local 25 100% supports the transfer of this Operational Lease. Thank you for your time and opportunity to speak.

CHAIRMAN KOPEL: Dick Cardoza.
Jeffrey McQueen.
Ian Mayor.
Lansdale McKenzie.
Jeanine Maynard.

MS. MAYNARD: Good afternoon. I'm Jeanine Maynard. I'm also the co-chair of the Environmental Committee. I'm representing the community side with Sammy Chu, who spoke earlier. I also

1
2 support his statement and am supporting
3 the ordinance and the passing of
4 ordinance 172-24 and 173-24.

5 It's my understanding that these
6 ordinances really do respond to the
7 Supreme Court decision, and they empower
8 Nassau County to do the work that it's
9 mandated to do for any project that would
10 exist in that space. I think it's very
11 important that we proceed, and I know
12 that our community depends very heavily
13 on seeing the SEQRA outcomes and the
14 actual findings that will be developed in
15 the reporting structure. So we are in
16 favor of moving forward and having this
17 information. We are aware that the
18 decision on the leases would be a future
19 decision. And we are aware that this
20 information and these facts are necessary
21 in order to do that properly.

22 So, thank you.

23 CHAIRMAN KOPEL: Neela Lockel.

24 MS. LOCKEL: Good afternoon.

25 My name is Neela Lockel and I am

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president and CEO of the EAC network. Myself and my staff have been here a number of times, advocating for the great workforce opportunities that this project will bring to our region. We are proud partner and advocate for this initiative.

The Sands organization has done a remarkable job engaging the local community, and demonstrating their willingness to enhance our region's growth and development.

As we continue to await the outcome of the process and decisions, we hope that you and the community at large will see the value and significance of continuing the lease with the Sands and ensuring that the jobs there are maintained and secure. We are committed to the proposed economic boost that this project could bring to our community. It seems unreasonable and unnecessary to affect 400 lives by not renewing the lease and saving the jobs and livelihoods of those employees. Thank you.

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CHAIRMAN KOPEL: Thank you Dave.
Dave Fatizo.
Joseph Garcia.
David Garbus.
Barton Maxwell.
Mary Fu.
Gloria Gant.
Tim Forehand.
Candice Agurie Holley.
Sergio Argueta.
Valerie Anderson Campbell.

MS. CAMPBELL: I am Valerie

Anderson, Nassau County Director for the
Long Island African American Chamber of
Commerce and I am in favor of 172-24 and
173-24. Also, my job is to advocate for
small businesses, build relationships,
partner and collaborate with local and
state government companies and
organizations to match, bring businesses,
community opportunities such as contracts
and yes, even jobs to individual.

So why I support since New York
project is because the work that they are

1
2 doing within the community, it is aligned
3 with the work we do at the chamber and
4 community wide. I am looking forward to
5 seeing the economic development of both
6 Nassau and Suffolk counties through the
7 contract opportunities that lay ahead as
8 well as workforce development for the
9 individuals in the surrounding
10 communities. Thank you.

11 CHAIRMAN KOPEL: Andrew Ayo.

12 Daphne Baptist.

13 Beverly Bethan.

14 MS. BETHAN: Good afternoon, and
15 thank you.

16 I just have Three questions right
17 now. I'll save comments for future
18 hearings.

19 Thank you for the detailed outline
20 of a very comprehensive plan. My question
21 is how much input really from the public
22 will happen during this process?

23 (Whereupon, off the record
24 disruption.)

25 MS. BETHAN: All right. If I heard

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you right, I'm just going to continue with the questions. Thank you.

How much input during the hearings does the public have right or rejection or right to refer back to committee for more information? And at the end of this process, who has the final say? Is it the Legislature or does it come before the public as a referendum for voting? That's question number one.

Question number two. Forgive me if I'm late to the process, but have we closed on all proposals for land use?

And question number three, as far as the casino was concerned, was Nickerson Beach ever considered for a casino? That's an aside. The first three I'd like answered, if possible.

CHAIRMAN KOPEL: Okay. This is not a question and answer, but you can feel free to contact your legislator, and I'm sure that person, whoever it might be, will be very happy to assist. Okay.

MS. BETHAN: Thank you.

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CHAIRMAN KOPEL: Thank you. Sheila Retaliata.

MS. RETALIATA: Hi, I'm Sheila Bartolotta and I own the property, called 4 Jay Court, Mineola and I am currently homeless. I'm not sure the subject matter. I'm not here to talk about the casino.

CHAIRMAN KOPEL: Forgive me. Excuse me.

MS. RETALIATA: Excuse me. I wrote a note to speak about the second subject matter.

CHAIRMAN KOPEL: We only have one.

MS. RETALIATA: Well, it wasn't clear.

CHAIRMAN KOPEL: We only had one. All right, we only have one. But we will have a general comment period on August 5th. General comments to talk about anything you'd like to talk about.

MS. RETALIATA: Oh.

CHAIRMAN KOPEL: Anything. Sports, anything you want.

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MS. RETALIATA: I'll be back.

CHAIRMAN KOPEL: Okay. All right.

MS. RETALIATA: Thank you.

CHAIRMAN KOPEL: Sure.

Mr. Durso. Would you -- you were registered here at the beginning. Do you still want to? Love to hear you.

MR. DURSO: Thank you very much. John Durso, Long Island Federation of Labor.

Look, you've heard from the speakers. You know where we stand. You also heard from one of the speakers regarding fiscal responsibility. Quite frankly, we would feel it would be fiscally irresponsible to turn you back on this particular project, what it will bring to the County and into the future.

You also heard from the Long Island Association, the largest business community on Long Island. And I have the honor of representing the largest Union organization in this region, fourth largest in this country. And we stand

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fully behind this project.

So we urge your passage of this, moving these two items forward. We appreciate the time and the obvious patience that you have in doing this job. I greatly admire what you do here each and every day. And I thank you for ensuring, with your vote, the future of Nassau County.

Thank you very much.

CHAIRMAN KOPEL: Thank you.

Meta Mereday.

MS. MEREDAY: Meta J. Mereday.

I's just amazing to see how many people are here. But where were they when this \$4 billion budget would pass that include the close to \$1 billion capital plan that would have provided a lot of jobs.

The shirt says everything. The young lady that was here from that stuff from Hofstra. I'm a proud Hofstra alum, second generation to graduate from that institution. The jobs but all of that,

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the economic impact. Again, this is why residents think this is a done deal that once it comes from this board, which really is not the decision makers. Let's be clear. Because I'm here enough. I'm here when there's nobody in the room, okay? And just you and maybe the police department. And I'm waiting for my detachment. Soon it's going to escort me across the street because I'm getting sick of this.

It's sad that we have to see our County Executive. If he's not holding up somebody's umbrella, he's smiling broadly from Milwaukee. Well, we've got sinkholes in Baldwin. You know, we've got veterans that are homeless all over the place living under the bridges and our parkways.

Yes, we have a lot of our young people that are leaving from here. And we got people under the assumption that you're going to get this great paying job when you have a casino. I've scraped up

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enough families in Central PA where these Wind River in Bethlehem. All of those facilities have been put in place and folks are struggling there.

Let's look at the educational system in Clark County. And for those of you who don't know where Clark County is: Viva Las Vegas, one of the poorest educational systems for all of that money that's going to go into their system that goes there. But we're talking about, oh, we're going to be providing jobs.

The gentleman that said that our schools in the local community should be providing marketable skills for our young people. Maybe he should go to Uniondale High School. Maybe he should go to Baldwin High School. Maybe he should go to my alma mater, Roosevelt High School. Those students are already getting marketable skills. Why do they need to be a cocktail waitress or a maintenance person? Not to take anything away from that.

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Let's talk about those jobs right now at the Coliseum. Let's talk about the jobs of the veterans at our Veterans Service Agency, in a facility that would be an embarrassment for the amount of money that we pay for the work that they do for the veterans in this community. Only two people that I can recall referenced that the site itself is the Nassau County Veterans Memorial Coliseum. Let's think about that.

Trust me, I am not against development. I may be getting fined from some ridiculous bill about masking, because I can't suck up this poor carpet down here. That's why I'm wearing a mask. But let's worry about a mask. Let's worry about being sued again for a transgender bill. Let's worry about this bill passing and you're going to get sued again by Hofstra. Let's think about that.

And the the speed with which you built that cricket facility, bill. Centennial Park back in Roosevelt.

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Because right now it's a dust bowl. No to the casino.

CHAIRMAN KOPEL: Thank you.

Mr. Charles Rasmussen.

MR. RASMUSSEN: My name is Charlie Rasmussen, 47 Elliot Drive, Hicksville, New York. I am the president of the Hicksville Chamber of Commerce.

I want you to know that this is a great project that will save jobs at the Coliseum site, at the same time, make new jobs, at the same time develop the land to something useful, instead of having a building that when they did do the renovation -- I'm also an Islander fan that went ahead and basically put lipstick on a pig. And on top of that, put a slinky around the roof. We don't need that anymore. We need a modern facility.

If you ever did a trade show in the Coliseum, you had to dodge the raindrops in the basement because the roof was always leaking. That was a big problem.

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Now it's time to go ahead and take it up to the modern era. If it means a casino, it means a casino. If Hofstra is upset with it, that's too bad. Every one of their kids at Hofstra carries one of these things, and every one of them has DraftKings on it. So don't say that they're not gambling. Those kids are, because I see it with the guys in my firehouse. They all are doing it. All the 18, 19, 20 year olds.

So let's stop the false rumors. Get a project done. Get it done quickly. And it's about time we start doing projects along this line. Because otherwise this county will die. We don't need another hospital facility. We don't need other things along this line. We have Northwell Health that has more places than can imagine. We have NYU, more places that can imagine. Nassau University Medical Center. Great hospital; it used to be. Make sure it's right. Let NYU go ahead and go over there and fix it correctly.

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Otherwise, go ahead and just get this project going started and do it quickly.

Biggest problem in the community of this county, whether you're in the Town of Oyster Bay, Town of Hempstead, or Town North Hempstead, every thing takes way too long for business. You go outside of this area, this region, businesses get done and projects get started in six months. This is going to take 2 or 3 years. It's ridiculous to do this to business.

Have a good day, gentlemen.

CHAIRMAN KOPEL: Ed Watt?

MR. CARR: Did you say Ed Carr?

CHAIRMAN KOPEL: I said Ed Watt. Did you put in a slip, Mr. Carr? Did you put in a slip?

MR. CARR: I have, it may have been put in incorrectly, but I would like to speak.

CHAIRMAN KOPEL: Okay, so then I'll get to you. Ed Carr, right?

MR. CARR: Yes, please.

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CHAIRMAN KOPEL: All right. In turn.

MR. CARR: Thank you.

CHAIRMAN KOPEL: Okay. Diana
O'Neill.

MS. O'NEILL: Good afternoon. My
name is Diana O'Neill. I'm a resident of
Garden City, and I'm opposed to the
casino for all of the reasons that were
stated earlier.

But I also have another take on this
whole situation, and that is, I have been
in the nonprofit industry for 33 years,
either working or volunteering, and I
cannot express more deeply my profound
disappointment in nonprofit leadership
coming out in favor of a casino.

Nonprofits exist for many reasons,
definitely to promote lives, not promote
vice. I'm also extremely concerned about
the environmental considerations
regarding this building and the
development of the property. And there
are so many other reasons to be as well
personally convicted against vice.

1
2 One of the things that disturbs me
3 the most about nonprofits voicing their
4 approval of this is the fact that their
5 boards must be in favor of that. And I
6 would like to see the board of directors
7 minutes that indicate the rationale for
8 promoting this, for allowing promotion of
9 it, for putting their funds behind it,
10 for allowing the opportunity for
11 questionable acts to exist. And if these
12 boards of directors are not aware, they
13 are personally liable for any acts of
14 their members of the non-profits and also
15 anyone who speaks out on their behalf. I
16 would not allow this if I were on that
17 board, and I would truly question the
18 motives of any nonprofit organization
19 that is accepted money from New York
20 Sands or from Las Vegas Sands.

21 Thank you very much.

22 CHAIRMAN KOPEL: Mr. Carr, why don't
23 you come up now?

24 MR. CARR: Thank you, Presiding
25 Officer Kopel and members of the

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Legislature. My name is Ed Carr with Discover Long Island, 330 Motor Parkway, Hauppauge, New York, 11788.

Discover Long Island was formerly the Long Island Convention and Visitors Bureau, we're a not for profit public benefit corporation created in 1977 by Nassau County and Suffolk to use tourism dollars through the hotel/motel tax to drive the Long Island brand.

I'm here today to impart to you some something which is not probably been mentioned, and that's the lack of proper convention and conference space that this integrated resort would bring to Nassau County. And although DLI no longer has a tourism contract currently with Nassau County, we have retained separate contracts with most of the hotels and cultural amenities in Nassau County, so we're still doing their marketing and bidding.

As a close affiliate of I Love New York, I can tell you that in the last

1
2 three years, we've turned down \$35
3 million of potential business from
4 outside operators, both in the United
5 States and internationally, who are
6 looking for a venue as an alternative to
7 the Javits Convention Center. And right
8 now, the largest hotel on Long Island is
9 the Marriott Uniondale with 600 rooms.
10 After that, you have the Huntington
11 Hilton, some ten or 11 or 12 miles away.

12 People are incredulous when we tell
13 them that we have a region that, if it
14 were a state, would be larger than 16
15 states by population, and yet we fail to
16 have this nexus of proper space, and the
17 integrated resort would satisfy that. So
18 there's a very strong business case for
19 this and a very strong economic case to
20 approve this lease. And we're here to
21 tell you that we very much are in support
22 of you approving these leases. Thank you.

23 CHAIRMAN KOPEL: Okay. Thank you.

24 Bill Cassidy.

25 MR. CASSIDY: Hello, Presiding

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Officer and the rest of the legislators.
Great to be here. I want to talk in favor
of both proposals.

First of all, the running of the
Nassau Coliseum, what's at stake are
jobs. I worked back back there in 1972,
on and off until my retirement a few
years ago. And I, along with so many
other stagehands. And right now, there's
between 50 and 100 stagehands, they're
per show or depending on the size of the
show. The vast majority live in Nassau
County. They're the people who raise
their families, buy their houses, hope
their kids can live here. They are, I
would say, the salt of the earth. And for
them to be held hostage. Because that's
exactly what the opponents of the Sands
are doing. They are holding those of
these employees hostage. It's
indefensible.

I've always been involved with
Nassau County legislators. Nassau County
government, both parties. We've always

1
2 been treated well by government and
3 Nassau County and some and most of the
4 towns, and I can't imagine any of you
5 folks wanting to put people out of work.
6 It's just not in your DNA as it is not in
7 mine.

8 Furthermore, on The Sands itself,
9 the jobs created -- we all know those; I
10 don't have to repeat the figures. But
11 what I think that didn't come up is that
12 10% of that project will be casino. We'll
13 be gambling, the rest of it will be sales
14 working, you name it in a store, a hotel,
15 a convention center. That's what those
16 jobs will be.

17 And someone mentioned very low
18 wages. That's not accurate. Not here in
19 Nassau County. Not here in downstate New
20 York. It's more like the 80,000 to
21 \$150,000 that the construction workers
22 get. We're quite close to that. We're
23 very close to them on many levels.

24 And further on a business
25 standpoint, you will get people from

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Suffolk County coming in to The Sands Integrated Casino. They will be there. They will spend their money. People will come from Queens and New York City. The rest of New York City to come there and they will spend their money. Tax revenue will be made for the County in the towns. Please let this go through. Thank you very much.

CHAIRMAN KOPEL: Okay. Thank you. And this concludes our public comment.

We're going to have a five minute recess.

(Whereupon, a brief recess is taken.)

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CHAIRMAN KOPEL: Legislator Bynoe.

CHAIRMAN KOPEL: Thank you,
Presiding Officer.

As we move forward on these items that are before us, I am going to be supporting the operation portion of this decision, as I want to make sure that the 400 individuals who are currently employed at Nassau Coliseum have an opportunity to continue their employment.

And I am going to support the vote, obviously, for ensuring that we do an environmental review as it relates to any future use of the Coliseum. So I am going to be a yes on both votes.

Thank you.

CHAIRMAN KOPEL: Okay. Thank you.
Anyone else?

LEGISLATOR BYNOE: Okay. I just -- I do feel like I need to revisit this. Although Legislator DeRiggi-Whitton did it earlier. This is not a vote in support of the casino. This Legislative Body's responsibility has changed. It change by

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2 way of the decision by way of the Court.
3 The Court has decided that we are the
4 lead agency and our role today is not
5 supporting any future use of the Coliseum
6 as LVS and the County Executive would
7 like, it's to ensure that there is a
8 thorough, thorough review on some of the
9 issues that they would need to overcome
10 and some of those issues are steep.
11 We're going to do our due diligence to
12 make sure that the environmental is done
13 completely with all of the input from the
14 community and thoroughly to completeness.
15 And so that is what is before us today.
16 It's simply to move forward and
17 environmental review. It is also to move
18 forward and allowing LVS to operate, as
19 they have been, in good faith and
20 maintaining the employees of those 400
21 folks that had jobs there. So that is
22 what is before us today, and that is the
23 role of this Legislative Body.

24 Thank you.

25 CHAIRMAN KOPEL: Thank you,

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Legislator Bynoe.

Okay, then. All those in favor of Clerk Items 172 of 24, please say, "Aye".

(Whereupon, all members of the Rules Committee respond in favor with, "Aye".)

CHAIRMAN KOPEL: Those opposed?

(Whereupon, no verbal response.)

CHAIRMAN KOPEL: So that is a vote of 6 to 0, in favor.

Okay. Now that is for the SEQRA --

LEGISLATOR DERIGGI-WHITTON: Okay. Now just give me a second.

(Whereupon, a brief moment is taken.)

LEGISLATOR DERIGGI-WHITTON: Can you do that over again I apologize; 172 is not the SEQRA, 172 is for the long term lease.

(Whereupon, off the record discussion.)

LEGISLATOR DERIGGI-WHITTON: Okay. 172, Aye.

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CHAIRMAN KOPEL: Okay. 6 to 0 in
favor. Good.

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CHAIRMAN KOPEL: Clerk Item 173,
Operational. All those in favor, please
say. "Aye".

CHAIRMAN KOPEL: Aye.

LEGISLATOR MCKEVITT: Aye.

CHAIRMAN MULLANEY: Aye.

LEGISLATOR KENNEDY: Aye.

LEGISLATOR BYNOE: Aye.

CHAIRMAN KOPEL: Those opposed

LEGISLATOR DERIGGI-WHITTON: Nay.

CHAIRMAN KOPEL: Okay. So that is
five one in favor.

Legislator Mullaney moves to
adjourn. Legislator Kennedy seconds that
motion.

All in favor of adjourning Rules,
please say, "Aye".

Opposed?

(Whereupon, no verbal
response.)

CHAIRMAN KOPEL: Okay, we are
adjourned. Thank you, everyone.

(Whereupon, the Rules
Committee is adjourned, 4:39 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

: SS.:

COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public
for and within the State of New York, do
hereby certify:

That the above is a correct
transcription of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto
set my hand this 22nd day of July, 2024.

Karen Lorenzo

Karen Lorenzo

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