

1 VILLAGE OF GREENPORT  
2 COUNTY OF SUFFOLK : STATE OF NEW YORK  
3 -----x  
4 BOARD OF TRUSTEES  
5 BUDGET MEETING  
6 -----x  
7 Old Schoolhouse Building  
8 Front & First Streets  
9 April 14, 2022  
10 6:00 P.M.  
11  
12 B E F O R E:  
13 GEORGE HUBBARD, JR. - MAYOR  
14 JACK MARTILOTTA - DEPUTY MAYOR/TRUSTEE  
15 PETER CLARKE - TRUSTEE  
16 MARY BESS PHILLIPS - TRUSTEE  
17 JULIA ROBINS - TRUSTEE  
18  
19 JOSEPH PROKOP - VILLAGE ATTORNEY (Absent)  
20 SYLVIA PIRILLO - VILLAGE CLERK  
21 PAUL J. PALLAS - VILLAGE ADMINISTRATOR  
22 ROBERT BRANDT - VILLAGE TREASURER  
23  
24  
25

1                   MAYOR HUBBARD: Well, it's six o'clock.  
2                   We'll start the budget hearing. Just highlights,  
3                   briefly, on the second page, it's got the General Fund  
4                   Appropriations, it's got all the numbers down in there.  
5                   There is one typo, numbers didn't transfer over on the  
6                   sixth line down. It says 2020-2021. It should be  
7                   2022-2023. Okay? That's just, it didn't transfer in the  
8                   computer. So that is money that could have been  
9                   appropriated going by the 2% tax cap, but we did not use  
10                  it.

11                  TRUSTEE MARTILOTTA: Sorry, what page?

12                  MAYOR HUBBARD: Second page.

13                  Okay, by law we are allowed to go up that  
14                  much. We did not use that, so that's why it ends up  
15                  being, the tax rate change is negative 1.18. That was  
16                  money that, by law we could have gone that high. We  
17                  didn't do it.

18                  TRUSTEE PHILLIPS: It goes over to next year,  
19                  doesn't it, Robert?

20                  MAYOR HUBBARD: Some of it can. There's a  
21                  figure that can, a calculation that goes to figuring that  
22                  out. It could be used next year if we need it.

23                  TRUSTEE PHILLIPS: We've done that before.

24                  MAYOR HUBBARD: Well, we have, yes. But it's  
25                  money that is not allocated in the budget. So it's really

1 not money that -- we're taking that is money that can be  
2 used from one year to the next without raising the tax  
3 cap next year.

4 Okay, the tax rate change is negative 1.18.  
5 I think that's a good job by village management, village  
6 staff. It's got everything taken care of all last year,  
7 and going into the new year with revenues and everything  
8 else, with what we are projecting, we really don't need  
9 to raise taxes at this point. Which is welcome news,  
10 hopefully, to the public and everybody else, with  
11 inflation and gas prices and fuel oil prices at \$4.89 a  
12 gallon, which I just paid, which killed me because I  
13 wanted to wait until later on, but I was afraid I was  
14 going to run out on a chilly night.

15 So we are just trying to let the public know  
16 that we really tightened up the belt. Robert for  
17 tightening the belt for a couple years. We are going to  
18 have to get him a smaller belt because we can't tighten  
19 that up anymore. But.

20 And that's pretty much it. If you go on the  
21 third page, which is Village of Greenport, 2022-2023  
22 Tentative Budget, Budget Summary, it has the General  
23 Fund, Electric Fund, Water Fund and Sewer Fund.

24 Overall spending has been increased  
25 \$604,691, which is a percent spending increase of 5.7%,

1 but a lot of that is the enterprise fund, the stuff we  
2 are doing on work that is being done, pump station,  
3 electric work, other repairs on that.

4 But still, that is still a very modest  
5 increase, where our insurance went up by 13% this year  
6 with the employees that work in those funds and  
7 everything else. We are trying to hold the line on it,  
8 keep expenses down for everybody.

9 That's pretty much what I have for summary.  
10 You know, it's a lot of pages, we are not going to go  
11 through each page unless somebody wants to. The public is  
12 here, the Board is here.

13 Anybody on the Board have any comments?

14 TRUSTEE PHILLIPS: In the Sewage Fund, we  
15 have still a lot of work that is going to be coming down  
16 the pike. I'm assuming that some of that is really  
17 capital expenses and not in the budget?

18 TREASURER BRANDT: That is correct, but we do  
19 take reserves and put it into the budget to offset. The  
20 capital does get recorded in the enterprise fund.

21 TRUSTEE PHILLIPS: Right.

22 TREASURER BRANDT: So we take from reserve to  
23 have the capital line so we don't have to keep doing a  
24 million budget amendments during the year.

25 TRUSTEE PHILLIPS: So that's in there.

1 TREASURER BRANDT: That's definitely in that.

2 TRUSTEE PHILLIPS: Because we were doing  
3 budget last year but that was because we had a lot of  
4 budget amendment issues.

5 TREASURER BRANDT: Yes, I agree, it was a lot  
6 going on in the sewer pumps, capital repairs.

7 I think, it seems to be leveling out, I  
8 spoke with Adam Hubbard about it, but we put it in here  
9 just to be on the safe side. We'll see how it plays out.

10 TRUSTEE PHILLIPS: Okay. All right. And  
11 that's also maintenance is being taken care of because  
12 when we used it, the money to upgrade, we are getting to  
13 the point where some equipment is starting to age out,  
14 correct?

15 TREASURER BRANDT: Yes, we are eleven years  
16 into the life of it right now. Ten years. It closes in  
17 2012, so.

18 TRUSTEE PHILLIPS: Okay, so the maintenance  
19 is --

20 TREASURER BRANDT: That's why he's been on  
21 top of that and that's why he has a lot of budget  
22 amendments. He has been really pro-active in that.

23 TRUSTEE PHILLIPS: Okay. And the electric  
24 department, that's the same way, you've got enough  
25 maintenance in there?

1                   TREASURER BRANDT: Yes. I don't foresee  
2 anything big except for the paving project, the cement  
3 work, planning for the building project coming up.

4                   TRUSTEE PHILLIPS: For the electric plant?

5                   TREASURER BRANDT: For the electric plant.

6                   TRUSTEE ROBINS: It's long overdue with that  
7 one.

8                   TRUSTEE PHILLIPS: There's some cement work  
9 inside?

10                  TREASURER BRANDT: Outside, the parking lot  
11 area.

12                  TRUSTEE PHILLIPS: All right.

13                  ADMINISTRATOR PALLAS: That's the only big  
14 project that I know of, right.

15                  TREASURER BRANDT: Well, that's underway now,  
16 so.

17                  VILLAGE ADMINISTRATOR PALLAS: Yes.

18                  MAYOR HUBBARD: And just going back to the  
19 sewer fund, we are expecting new connections on the stuff  
20 coming on which will generate revenue, which will  
21 increase customer base along with the upfront money that  
22 we'll be getting from that.

23                  TRUSTEE PHILLIPS: Well, the Peconic Landing  
24 approached with the new budget, their new extensions has  
25 increases in --

1                   TREASURER BRANDT: And I increased it  
2 modestly. I didn't want to get gung-ho.

3                   TRUSTEE PHILLIPS: Are they completed  
4 upstairs, as far as we know, Paul, or --

5                   ADMINISTRATOR PALLAS: No, the one piece that  
6 they built a minor modification to the building, and they  
7 didn't change the use, they wanted to bump it out a  
8 little bit. There was a second project, I just don't  
9 remember what it's being called. But that's down the  
10 road a little bit.

11                   MAYOR HUBBARD: They are taking the cottages  
12 and splitting the cottages in half and making two rental  
13 units out of one cottage. That would increase --

14                   ADMINISTRATOR PALLAS: I think there were  
15 only two or three of those so far. I don't know what  
16 their plans are.

17                   MAYOR HUBBARD: Okay. But also we have, we  
18 are in talks right now with Sunset Motel, which has been  
19 bought, they are looking at doing an expansion and  
20 converting everything over and hooking up on it.

21                   TRUSTEE PHILLIPS: That's the first I'm  
22 hearing about that.

23                   VILLAGE ADMINISTRATOR PALLAS: I'll be  
24 sending something out in the next couple of days. We  
25 were hoping get something for this month's meeting but we

1 won't be ready for next month. I'll get some basic  
2 information, just so you are aware.

3 TRUSTEE PHILLIPS: So they'll be hooking up  
4 on the line with the San Simeon and the condos?

5 VILLAGE ADMINISTRATOR PALLAS: Yes.

6 MAYOR HUBBARD: It's pumping across the  
7 street and hook it up.

8 TRUSTEE ROBINS: Is Cliffside on our sewer?

9 MAYOR HUBBARD: Cliffside, they have their  
10 own pump station, and then we assumed ownership of the  
11 pump station when they finally got their final CO, they  
12 pump it across to the nursing home pump station, and then  
13 it moves down and connects to the loop. So whether they  
14 are going across the street or to the Cliffside station,  
15 whatever, that will all be worked out. But that is  
16 something new that is coming up.

17 We also have the project that the Town is  
18 looking at now on Rt. 48, with the connection fee on  
19 there. Then we have Sunset Beach project.

20 TRUSTEE PHILLIPS: The corner of Main and  
21 North Road?

22 MAYOR HUBBARD: Yes, Rt. 48, across from  
23 Corky's. Well, whatever it's called.

24 TRUSTEE PHILLIPS: It's Corky's, to me.

25 MAYOR HUBBARD: Yes, he has that project,

1 hooking that up, and once the Town approves everything,  
2 they have to approve their plans with the sewer  
3 connection. If they say no to that or whatever, assuming  
4 then the sewer connection does go in it goes by the  
5 Suffolk County guidelines.

6 So that's before their planning board now,  
7 but I assume within several months we'll find out  
8 something more about that going forward with the  
9 connection to us.

10 TREASURER BRANDT: To finish the thought, I  
11 did not increase the expected revenues based on those  
12 permits, assuming that they are not going to finish,  
13 based on those projections. Peconic Landing is the only  
14 thing I have on my radar.

15 MAYOR HUBBARD: The others are just in the  
16 works. We have no idea right now if they are going to  
17 get approval from the Town. They are all outside of the  
18 village, so we have no control. It's just subjective  
19 revenue coming in to go along with the upkeep and  
20 maintenance of what we have.

21 TRUSTEE PHILLIPS: And then the electric  
22 plant, the biggest project is the cement, but our TCC  
23 charges, is that going up?

24 TREASURER BRANDT: It's supposed to stay  
25 fixed. I have not gotten the official notice. We should

1 get that at the end of May, usually.

2 TRUSTEE CLARKE: I think that was negotiated  
3 to climb over the next three to five years.

4 ADMINISTRATOR PALLAS: Yes, that's going to  
5 remain fixed. I think it's five years, then escalate.

6 TRUSTEE CLARKE: Okay.

7 VILLAGE ADMINISTRATOR PALLAS: So there is no  
8 foreseen increase in the next year or two.

9 Note, just for information, those are direct  
10 as pers, so while it would be in the budget, there would  
11 be no increased expense. Because it's a match in and  
12 out.

13 TRUSTEE PHILLIPS: And then the road crew,  
14 are we still working on that piece of property we bought  
15 on Sixth Avenue?

16 ADMINISTRATOR PALLAS: We do. We are keeping  
17 up with minor maintenance work. We have not formalized a  
18 final plan on how it's going to be used. It is used as  
19 their office, if you will, because the brick building is,  
20 it's good, it's structurally fine, but it's a work room.  
21 It's not an office, and, you know, meeting room and all  
22 that. That's what they are using it for currently.

23 TRUSTEE PHILLIPS: So it's still -- at one  
24 point it was talk about renovating it and putting other  
25 stuff in there. Are we still on that plane or have we

1 changed gears?

2 ADMINISTRATOR PALLAS: That's project is on  
3 hold. I mean, we have significant personnel changes, you  
4 know, when that plan is first talked about, you know, we  
5 had a different set of personnel, to be honest, then it  
6 was primarily my idea at the time, the Building  
7 Department, but we have not had a staff for that, an  
8 experienced staff, so I would want to keep it under  
9 Village control for now so, we'll rethink that space.

10 TRUSTEE PHILLIPS: So the budget doesn't have  
11 any type of --

12 ADMINISTRATOR PALLAS: Other than normal  
13 maintenance, no.

14 TREASURER BRANDT: So the money that we  
15 borrowed is still earmarked for that. It's still in the  
16 capital fund. 135, I think it was.

17 TRUSTEE PHILLIPS: Right. I think that's what  
18 I was seeing on the debt service.

19 TREASURER BRANDT: No, I'm saying cash  
20 holdings that we borrowed. We borrowed 650, 500 for the  
21 building, and we spent 15 down.

22 TRUSTEE PHILLIPS: Okay, and the initial part  
23 that's borrowed, my understanding is that debt will be  
24 done in 2024.

25 TREASURER BRANDT: Fiscal 2024. We have two

1 more payments. The first payment is August and then the  
2 final payment will be next August. Looking forward to  
3 that.

4 MAYOR HUBBARD: Just in time to start over  
5 and replace the bulkhead.

6 TRUSTEE PHILLIPS: And the Building  
7 Department, I'm assuming that we put in for, we are  
8 looking for, is the staffing staying the same, or do you  
9 have any projections of hiring other personnel in there?

10 ADMINISTRATOR PALLAS: No, not for the  
11 Building Department. Realistically, we can only sustain,  
12 we only need, one building inspector, and that's what we  
13 have. We really don't have any -- it really, you know,  
14 ebbs and flows with the volume. So at times it's a little  
15 struggle to keep up, but we are doing fine with that  
16 right now.

17 TRUSTEE PHILLIPS: So we will be hiring  
18 part-time for the summer?

19 ADMINISTRATOR PALLAS: We will be. As you  
20 know, it's trouble for everybody finding help, so we'll  
21 keep our fingers crossed.

22 MAYOR HUBBARD: We have two part-time TCOs  
23 for the summertime to help with all the appointments,  
24 doing stuff, seven days a week. The village will also  
25 take care of the more important stuff unless there is a

1 major need in going that way.

2 I know what's been proposed and talked about  
3 getting a second full-time building inspector but if we  
4 go off the list that we tried to do the last time, the  
5 cost is around 100,000 a year between salaries and  
6 benefits, and for somebody that doesn't have any work to  
7 do in December, January and February, that is a big  
8 number to try to fit in to have somebody there. That's  
9 why we have a consultant as the basis to assist Alex and  
10 the Building Department now on the bigger projects, so we  
11 do all them, get that stuff ready to go for the boards,  
12 so we are not doing that inhouse. And that's only as  
13 needed. So it's a per diem type situation, which does  
14 not impact the budget that much. And we don't want  
15 somebody that is making, the numbers that are off the  
16 list, everybody that was going to take the job last time  
17 was around 65,000 a year salary for them to leave where  
18 they work to come here and you put benefits on, 35,000,  
19 that's where you end up around \$100,000. And so that was  
20 just something that we can't ignore at this time right  
21 now.

22 TRUSTEE PHILLIPS: But we can go to part-time  
23 TCOs.

24 MAYOR HUBBARD: Yes. There is still in the  
25 budget for two part-time TCOs and a part-time harbor

1 master. We have a part-time harbor master for a while  
2 now, so that money could be available to be used for a  
3 part-time position or extra time for the TCOs if we need  
4 more enforcement and looking at that.

5 TRUSTEE ROBINS: I have a question. Is the  
6 Civil Service designation for a building inspector the  
7 same as for a code enforcement officer? Are they same  
8 thing or are they --

9 MAYOR HUBBARD: They are basically the same  
10 thing, when you look at those, yes. The last time we got  
11 the list there was 1,100 people on it, and so you need to  
12 go through the list and solicit all 1,100 people and wait  
13 for a response back and everything else.

14 When we tried to do the building inspector,  
15 then we tried the senior building inspector, and it just  
16 -- a lot of other towns around us are paying a lot more  
17 money than we pay, and it was just not in our budget to  
18 try and do that.

19 TRUSTEE ROBINS: Yes, I recall when we were  
20 trying to hire, the Civil Service designation was for a  
21 Spanish-speaking building inspector?

22 MAYOR HUBBARD: Yes, it was.

23 ADMINISTRATOR PALLAS: That's, yes.

24 TRUSTEE CLARKE: Anything on the position for  
25 the idea of park attendant for the 6th Street park as we

1 discussed the summer before last?

2           MAYOR HUBBARD: At this time, no, it's just  
3 the two lifeguards, both of which are taking care of  
4 what we need to do there. There was nothing extra in the  
5 budget. We talked about it last year, kind of talked  
6 around if anyone was interested, what the guidelines were  
7 going to be for the position, and it never really went  
8 anywhere.

9           TRUSTEE CLARKE: Well, it was quite a year  
10 last year, so.

11           MAYOR HUBBARD: It was. And a lot of that,  
12 the parking issues and the other stuff, would be the  
13 part-time TCO, people not parking on Johnson Place, not  
14 putting the grills out there, goes without saying. Going  
15 down to check, illegally parked cars and stuff like that,  
16 they could take care of that part of it, along with the  
17 two lifeguards, one was on duty, one was kind of  
18 monitoring everything else at the time.

19           That's where it was last time. It's  
20 basically the same plan for this year.

21           TRUSTEE ROBINS: So you'll have the two  
22 lifeguards on the same time again this year.

23           MAYOR HUBBARD: Yes, the only problem we  
24 would run into, is once you hit the beginning August,  
25 they're college kids, they're going back to school, and

1 they are not available at that point, but. It's  
2 difficult with everybody. We can get them in May to the  
3 end of July, then in August they are heading back to  
4 school, because it's mostly young kids. But we are trying  
5 to find people to do that. Anything else?

6 TRUSTEE PHILLIPS: No, that's pretty much it.

7 MAYOR HUBBARD: Anybody from the audience?

8 MR. VANDENBURGH: Yes. I apologize, I didn't  
9 hear what you said first regarding the sewer. I think you  
10 said regarding the sewer capital contribution? I was  
11 just curious what you were referring to.

12 TRUSTEE PHILLIPS: Well, we would do  
13 improvements into the sewer plant, that is capital  
14 improvements, and that is, as Robert said, that money is  
15 actually in that budget.

16 MR. VANDENBURGH: So is that reference on  
17 the expenditure on one of the pages that you are looking  
18 at?

19 TREASURER BRANDT: There are items that list  
20 that, like pump equipment, et cetera, but it doesn't  
21 specifically say we are replacing it with a piece of  
22 cement or anything like that.

23 MR. VANDENBURGH: Well, with regard to the  
24 page where, the sewer fund expense section, is that where  
25 it's listed?

1 TREASURER BRANDT: Yes.

2 MR. VANDENBURGH: Do you have a page  
3 reference, just so I can track what you are saying?

4 TRUSTEE PHILLIPS: I might not have the --

5 MR. VANDENBURGH: I'm looking at page 32, 33,  
6 34.

7 TREASURER BRANDT: Expenses start on page 31  
8 to 34, upper right-hand.

9 MR. VANDENBURGH: So was there a reference  
10 somewhere?

11 TREASURER BRANDT: We break down all the  
12 expenses for the budget. Are you familiar with how a  
13 budget works?

14 MR. VANDENBURGH: Yes.

15 TREASURER BRANDT: So we have transportation  
16 maintenance, we have depreciation expense, supplies and  
17 materials. Those are just operating expenses. Then we  
18 have capital, 8130 is the category.

19 MR. VANDENBURGH: Is this on page 32 through  
20 34?

21 TREASURER BRANDT: If you go page 33, you'll  
22 see pump station equipment, we put in secondary  
23 treatment, treatment plant miscellaneous equipment.  
24 That's where the expenses are. All those.

25 MR. VANDENBURGH: Again, maybe I misheard

1 you, but I thought you were talking about a capital  
2 transfer, transfer of capital to cover the expected --

3 TREASURER BRANDT: That's part of the  
4 revenue. That's listed.

5 MR. VANDENBURGH: So that's what you were  
6 referring to. Okay.

7 MAYOR HUBBARD: I think some of it had to do,  
8 we finished the upgrade to the treatment plant ten years  
9 ago now. So some of the stuff needs to be done and more  
10 maintenance needs to be done after ten years that didn't  
11 need to be done in the first ten years, because  
12 everything was new. So now we have pump screws, other  
13 things that needs, maintenance needs to be done, more  
14 ongoing basis now from the upgrade.

15 MR. VANDENBURGH: So the idea, generally  
16 speaking, of transferring from the capital reserve to  
17 cover these anticipated expenses upcoming, is that the  
18 idea?

19 TREASURER BRANDT: Generally speaking, yes.

20 MR. VANDENBURGH: Okay.

21 ADMINISTRATOR PALLAS: But just to be clear,  
22 that's all within the sewer fund. It's not general fund  
23 money being used for that.

24 MR. VANDENBURGH: Understood. I imagine  
25 that's what kind of translates to the increase of the

1 sewer fund budgetary allocations of expenses that you are  
2 going to have.

3 TREASURER BRANDT: Part of it. The other  
4 thing is the increase in the cost of insurance. Health  
5 insurance went up 12% this year. I mean, that was a big  
6 hit across the board.

7 MR. VANDENBURGH: So you saw that throughout  
8 this. Yes, something else.

9 So, just so that I'm, from my, kind of  
10 education more than anything as well, the tax levy really  
11 went down, like, essentially 1/10th of 1%. That's what,  
12 on page two, I think it is, right.

13 TREASURER BRANDT: Yes.

14 MR. VANDENBURGH: Okay. So then I'm just  
15 curious where, the rate drop, just below that, where on  
16 the assessment, on the, you know, the tax rate, so we  
17 went from 20.92 per hundred to 20.67.

18 How does that work where the actual value  
19 rate of assessed value goes down.

20 TREASURER BRANDT: Well, the assessed value  
21 of the village-wide assessment is 5.3 million. It went  
22 up. We lowered the levy, the amount of money we are  
23 trying to raise, so that it gets divided out over the  
24 assessed value.

25 MR. VANDENBURGH: So that's the negative 1%

1 of the --

2 TREASURER BRANDT: That's how you get that.

3 MR. VANDENBURGH: Okay. And the idea behind  
4 that is just because, as you were saying, is try to cut  
5 the taxpayer a break.

6 MAYOR HUBBARD: Exactly. You know, if we  
7 were assessed at \$5,000, you do the math, figure it out,  
8 whatever it is, so basically those taxes are not as  
9 extensive as like the overall tax bill. So if you were  
10 paying \$400, now you are paying \$395. So it's not a big  
11 difference, but it's not another increase.

12 When everyone else is banging people with  
13 increases, we are trying to say we are going to try to  
14 give you a little break on the small portion we control.

15 MR. VANDENBURGH: Completely. So it's a  
16 psychological win.

17 TRUSTEE PHILLIPS: Well, it's also, we are  
18 not showing on the tax map, which is part of, a lot of  
19 the municipalities have issues with keeping within that  
20 edict that came from Albany. That's part of the problem.  
21 It's just like your special assessment for the BID.  
22 Okay, you wanted to increase is over the years, but  
23 by increasing it, we would have to reduce the general  
24 budget numbers from the top to stay underneath the 2% tax  
25 cap.

1 MR. VANDENBURGH: Actually, it's a question  
2 that I wanted to ask.

3 TRUSTEE PHILLIPS: So in all honesty, the BID  
4 would probably serve them to try and lobby Albany to get  
5 rid of the 2% tax cap.

6 MR. VANDENBURGH: Sure. I'm sure a lot of  
7 places would like to do that as well.

8 TRUSTEE PHILLIPS: That's where your savings  
9 would be, because if you tried to increase the budget  
10 here, then we would have to take the general budget and  
11 lower it to compensate to stay underneath the 2% tax cap.  
12 Am I not correct on that one, Robert?

13 TREASURER BRANDT: Yes.

14 MR. VANDENBURGH: So the question you have,  
15 in that general train of thought, leaving the 32,855, in  
16 fact you are under by that amount of money, so really  
17 they are, academically speaking, you could have found  
18 another home for 31,000 and still have been within or  
19 under --

20 TREASURER BRANDT: We would have been under  
21 the tax cap but it would have increased the tax rate, and  
22 we were trying to keep the tax rate flat.

23 Realize that we are trying to raise revenue  
24 in other areas this year, we changed some of the fees for  
25 the marina, for the campground, so we didn't have to

1 impact the taxpayers.

2 MR. VANDENBURGH: Right. Because, I mean,  
3 right now, I think the BID allocation was basically about  
4 1% of the overall revenue, the overall appropriations  
5 amount. It's roughly 1% of that. So we are negative  
6 1.18%. So theoretically even a 1% increase for the BID  
7 would still leave us at a negative number.

8 TREASURER BRANDT: Possibly. Without a  
9 calculator in front of me, I'm not going to answer that.  
10 So, nice try.

11 (Laughter).

12 MR. VANDENBURGH: No, I'm just simply  
13 saying, I understand the psychological approach -- I'm  
14 sorry. I understand the psychological willingness to want  
15 to keep things negative, but, yes, I am here to advocate  
16 to the fact that the BID has continued to have a stagnant  
17 budget for a number of years.

18 So, you know, to me, if we have essentially  
19 3855, you know, that we -- what would you do with that  
20 funding? The reason I ask, I been here eleven years, the  
21 BID is required to give me quarterly financial reports.  
22 I received exactly four in eleven years. So I couldn't  
23 even make a sales pitch, if you will, without knowing  
24 what your trending was. I have no clue what your  
25 finances are about. I've asked for these reports but I

1 don't get them.

2 MR. VANDENBURGH: I'm sorry, Robert, because  
3 honestly, I don't know that you ever asked me.

4 TREASURER BRANDT: I have never asked you  
5 personally. I asked all the treasurers in the past.

6 MR. VANDENBURGH: Okay.

7 TREASURER BRANDT: I've gotten two reports  
8 from the prior one. I got one from you, I believe, and  
9 when I first started, I got one report, I don't remember  
10 his name.

11 But the point is, if you want to advocate  
12 for why you should get an increase, you want to analyze.  
13 And I'm the treasurer. So I should be able to make the  
14 sales pitch, if you will, to the Mayor and the Board why  
15 I think that's a viable thing. And I have no tools to do  
16 that.

17 MR. VANDENBURGH: And I completely respect  
18 that logic behind that. I guess maybe I would take a  
19 little bit of a position to say that I feel like the BID  
20 has been trying to do a lot in the village and in the  
21 downtown district to help, even just post past two years  
22 with COVID and everything else, we've had to embrace a  
23 lot of fundraising to do that.

24 You know, we've tried in other ways to find  
25 other avenues of, you know, funds, revenue, to help

1 offset some of what we are doing. We get appeals from  
2 even, we have an appeal pending, a request for funds, we  
3 call it, to help with the events in Mitchell Park and  
4 other things that we just don't necessarily have the  
5 funds to fill 100% of those requests.

6 I completely agree that you should  
7 absolutely begin quarterly reports just so you can see  
8 exactly where we are, if we have not been doing that,  
9 that is probably, you know, a little bit of a fall down  
10 on our part.

11 We had worked with Jason O'Dell, he got to a  
12 point he was so busy that he had to step away, but we are  
13 going to reengage him.

14 But nonetheless, it's like, you know, we  
15 would love to pursue, there was a lighting grant at one  
16 point, that we kind of had to step away from, and I think  
17 ultimately maybe it fell on the back burner with the  
18 county for relighting some of the public parking areas.  
19 We feel like there is a tremendous need to focus more on  
20 doing what we can to help with the public parking aspect,  
21 and signage, you know, animation in the Village.

22 You know, I know that the street lighting,  
23 holiday lighting, has been something that the BID took on  
24 primarily as far as the expense with the help of the  
25 Village in doing that.

1           So I feel like there is lots we could simply  
2 point to and say that we are spending money on. And  
3 there is more that we would like to do, I mean, to help,  
4 I think primarily with the parking aspect, the concern as  
5 to people not being able to find places to park down  
6 here, changing, the idea of we had gotten to a certain  
7 point where the idea of changing up the parking  
8 enforcement, employees parking. Create more revenue for  
9 the village, and create more opportunity for our  
10 businesses down here to have turnover rather than  
11 employees parking here.

12           I have been in discussions with Claudio's to  
13 figure out a way to shuttle employees back and forth  
14 between not only the school but Morris Lane, to create  
15 more opportunity for our, you know, patrons and visitors  
16 to be able to park down here instead of having to deal  
17 with employees parking in front of their stores all day  
18 long.

19           So there is lots, ultimately, we want to do,  
20 it's just that with the budget that we have, it's tough  
21 to really, other than just talk about it, you know, doing  
22 more.

23           So I guess I am advocating for the, you  
24 know, the opportunity to be able to do more with a little  
25 bit more of a budget, however significantly or

1 ceremonially small that increase may be, you know, it  
2 would just be nice to know that we are not operating at a  
3 stagnant basis.

4 And let me just say, if you are not getting  
5 what you want, I really would love to hear directly so  
6 that I can --

7 TREASURER BRANDT: I think I made it clear  
8 tonight.

9 MR. VANDENBURGH: Yes, because if it's one  
10 thing, I want to make sure that, you know, that we --

11 TREASURER BRANDT: Again, you have a punch  
12 list of wonderful ideas. But what is the fiscal impact?  
13 What will it cost to implement any of this? And you come  
14 here and you want the Board to increase your budget, I'm  
15 supposed to advocate for the BID, right, and say you have  
16 a worthwhile thing, maybe we should consider this. I have  
17 no tool to do that, is what I'm saying.

18 So we need to at least start that  
19 conversation, start getting the P&Ls and balance sheets  
20 when I ask for them. I don't hound you guys for them, I  
21 probably should. But I hounded Jason, I got two reports  
22 out of him. And, you know, it was like it was a bother  
23 for him to get it to me.

24 MR. VANDENBURGH: Certainly, I think if you  
25 asking twice and you don't get it, that's completely us.

1                   TREASURER BRANDT: Again, that would be  
2                   within the first step, I would think, so we could, you  
3                   know, say, okay, this is what the BID wants to do, this  
4                   is what the budget is, this is what the impact is going  
5                   to be and then I can tell you from my little calculations  
6                   maybe we can just move him up a little bit or maybe we  
7                   are giving them too much. I don't know. But right now  
8                   this is a blank number to me. It means nothing to me  
9                   because I don't know what it's based on.

10                   MR. VANDENBURGH: I understand that, as the  
11                   treasurer, as a numbers guy, that you don't have anything  
12                   tangible right in front of you, but I can tell you, we  
13                   spent over \$12,000 on --

14                   TREASURER BRANDT: But again, I have nothing  
15                   to --

16                   MR. VANDENBURGH: I'm just representing to  
17                   you, for the record, that we spent, you know, \$12,000 on  
18                   buying lumber, and we spend \$6,000 on planting material,  
19                   boxes. So, you know, the last two years have been a  
20                   significant expenditure of funds to try to help with the  
21                   COVID part of the situation. That's in the rearview  
22                   mirror now. Ultimately, we have beyond that, it's the  
23                   other things that we want to do, I understand that is all  
24                   prospective and not in a document in front of you.

25                   I would only say that we try to continue to

1 do things that help with the downtown Village area, and  
2 if it's not apparent, then we are not doing a very good  
3 job.

4 But I would just say anecdotally I feel that  
5 it's somewhat apparent that we are trying to work hard to  
6 do things that are better for the downtown Village area.

7 So to me, having lived with the same number  
8 for the past three or four years, I think -- I don't  
9 recall, and I'm not sure if you know, when the last  
10 increase was.

11 MAYOR HUBBARD: I believe it was four years  
12 ago.

13 MR. VANDENBURGH: Okay. So certainly there  
14 has been --

15 TRUSTEE PHILLIPS: And that was before the 2%  
16 tax cap came in and there were also, at one point, the  
17 BID for special assessment that dealt with the bathrooms.  
18 And even that is a tough go to do because we are still  
19 stuck within, if we vote to go above the 2% tax cap or we  
20 try to live within it, and that's where I think, that's  
21 where I'm saying, as you know --

22 MR. VANDENBURGH: I guess I'm confused about  
23 the 2% tax cap, because it seems as though, from what I  
24 understood, even with \$38,000, you spent it somewhere.  
25 If you spent \$35,000, you'd still be within 2%.

1 TRUSTEE PHILLIPS: How much did the tax rate  
2 go up?

3 MAYOR HUBBARD: We would be underneath the  
4 tax cap, and we would meet the state goal of being below.  
5 But that 2% is not always 2%. Some years it's 1.4%  
6 depending on the calculations with inflation, consumer  
7 price index and all the other stuff. So it varies. It's  
8 not always a straight 2%.

9 And whatever the BID gets, it's a  
10 passthrough to the budget, but it counts on our number.  
11 So if we gave you \$75,000, it's going to increase our  
12 number by that much even though it's coming in and it's  
13 going back out, but it changes the overall tax rate.

14 So we have gone through that with all the  
15 other, trying to figure that out. So that's why we have  
16 to be very cautious on trying to do that. And so this  
17 might be ceremonial, saying we'll be decreasing taxes  
18 instead of increasing, it makes people feel better, you  
19 know, they are still paying the tax bill, they are still  
20 going to get the services. We are not cutting back on  
21 anything. We are just trying to make people think they  
22 are getting a break. You know.

23 MR. VANDENBURGH: I understand that  
24 completely.

25 MAYOR HUBBARD: So that's where that came

1 from. The 33,000 is laying out there. Everything can be  
2 changed, we can discuss things, if you want to have a  
3 sit-down meeting with Robert, Paul and myself, and we can  
4 discuss things, you know.

5 MR. VANDENBURGH: I appreciate that. I mean,  
6 I'm not asking for a \$25,000 increase, 50% increase,  
7 anything like that. I'm looking for, you know, \$5,000.  
8 You know. I mean, it's like, I can't imagine that a  
9 fraction of one-half of 1%, that that would ultimately  
10 impact overall, just from my maybe limited view, would be  
11 that impactful to the rest of the Village.

12 But at least it's -- this is a board of  
13 volunteers, and they spend a tremendous amount of time  
14 investing their time in events that take place in the  
15 village, egg rolls and auctions and all of the other  
16 stuff. And when you don't feel as though you are, and I  
17 understand this is in the abstract, but when you don't  
18 feel as though you are able, you are moving into any kind  
19 of forward direction in terms of the support you get from  
20 within the Village, it's frustrating to the volunteers.

21 MAYOR HUBBARD: Okay, I can understand that.  
22 I can say with the additional lights you have done for  
23 Christmas and everything else with the fire department,  
24 all volunteers also, with the parade of lights and  
25 everything else, has made Christmas a completely

1 different thing than it used to be in Greenport.

2           The Sunday afternoon, go to the firehouse,  
3 kids line up and everything else, has become a real event  
4 out here. And that is because of you, the BID, because of  
5 the fire department changing and doing something  
6 different, didn't know if it was going to work or not,  
7 but it has become a real event now, and everyone looks  
8 forward to it. And I commend you for the work you did  
9 here for the lighting in the Village here, lighting the  
10 stage, before lighting them all up, but it made a big  
11 impact. People saying, I got letters saying keep the  
12 lights up all year, it looks really nice. Lights up  
13 around the trees, you know, you had discussions with  
14 changing colors, you know, different seasons, different  
15 colors.

16           MR. VANDENBURGH: Paul doesn't want to hear  
17 about that, yes.

18           MAYOR HUBBARD: So we appreciate, everybody  
19 appreciates what the BID has been doing and everything  
20 else. Everybody who works in the restaurants over the  
21 past two years and still had a job, they are appreciative  
22 of what the departments and everything else had meant and  
23 the work you guys put into it.

24           We just need to come up with a plan that is  
25 not going to effect all the rates, all the taxpayers,

1 even though it's a BID assessment and the money is going  
2 to the BID to spend throughout the village, I don't want  
3 to have to raise their taxes by 6%.

4 We can go over the tax cap, you know, but it  
5 takes a majority vote to do it. But then the public says  
6 why are you doing that to me, I can't afford it.

7 MR. VANDENBURGH: And I don't want to do  
8 that. And I'm not asking for that level of increase.  
9 I'm just asking, to speak to your point, but everything  
10 goes up. Maybe I'm being selfish saying I want my little  
11 piece of that as well.

12 MAYOR HUBBARD: We can look at doing yearly  
13 increases at whatever. We can look at that, we can look  
14 at a smaller amount, going up each, at least you are not  
15 staying stagnant. That's a valid point.

16 MR. VANDENBURGH: Or going up incrementally  
17 over a couple of years. You know, and I think it's  
18 important, and actually we talked about this, we had kind  
19 of a meeting with Paul, we have a date meeting that is  
20 part of our subcommittee with BID, which is a hugely  
21 helpful meeting, I think. And I said, I think it would  
22 be a really tremendous idea to get you, Robert, to come  
23 and set up a meeting with, invite BID members, and kind  
24 of work through exactly how this process works so that  
25 they have a Primer 101 explanation as to how the BID

1 assessment impacts them, and then with what we do, so  
2 that there is better, you know, because then you  
3 demystify the expectations of why not versus why.

4 So, you know, I think that collaboration  
5 would be helpful for everybody. So, and I just want to  
6 put it officially there that, you know, we would  
7 appreciate a somewhat small but positive increase in our  
8 budget. So.

9 MAYOR HUBBARD: Totally understood.

10 MR. VANDENBURGH: So I appreciate that.

11 The only other couple of questions I had  
12 were on the, and I think you may have answered them with  
13 regard to the one question in terms of the increase four  
14 years ago.

15 So the marina revenue was the other question  
16 that I had, which is on page one of 16 under General  
17 Fund.

18 The marina revenue is generated from all the  
19 boat fees that come in? Those are, and we touched on  
20 this briefly, Paul, in our meeting, is that from the  
21 yachts and the boats and all of the people that dock  
22 daily --

23 TREASURER BRANDT: Specifically, yes.

24 MR. VANDENBURGH: Okay.

25 MS. RIVERA-PITTORINO: I thought it was

1 higher than this, from our conversation the other day,  
2 Paul?

3 ADMINISTRATOR PALLAS: Higher than what?

4 MR. VANDENBURGH: \$600,000?

5 And the only question I had just in terms of  
6 understanding this printout was, there is a column that  
7 talks about, and I was just confused by it, 2020 actual  
8 Per 6-5. And then three columns later it's 2020 actual.

9 Is there a difference between the two?

10 TREASURER BRANDT: Between budgeted versus  
11 actual?

12 MR. VANDENBURGH: Actual Per 6-5, and then  
13 Actual 2020.

14 TREASURER BRANDT: No, there is none. That's  
15 "period." It's not "Per." It's period six through five.  
16 Our fiscal year starts in June. Period six.

17 MR. VANDENBURGH: Yes. I was not sure if that  
18 meant June to May?

19 TREASURER BRANDT: Yes. And that is inherent  
20 in the software. I can't change that. It's a little  
21 misleading if you don't know.

22 MR. VANDENBURGH: Okay. That explains it.  
23 Thank you.

24 On the next page, 2 of 16, I'm just curious,  
25 relative to the zoning, historical and planning board

1 fees.

2 Are those fixed where there are 100% village  
3 revenue, or is any portion of that allocated to us from  
4 Southold Town? Do we get anything? It's 100% Greenport  
5 village?

6 MAYOR HUBBARD: It's all Greenport village  
7 completely.

8 MR. VANDENBURGH: Good. I wanted to make  
9 sure on that. And then --

10 TRUSTEE PHILLIPS: Wait, I need to clarify  
11 something, because some people get confused with  
12 governmental budgets. And Robert, correct me if I'm  
13 wrong, but our revenue is not an exact revenue. It's an  
14 estimate.

15 TREASURER BRANDT: Yes. This is me  
16 projecting, my best guesstimate, if you will, for the  
17 Mayor to put together a budget, where we think the  
18 revenue streams might be trending.

19 Expenses are fairly fixed in the  
20 governmental, inasmuch as salaries, we know what that  
21 will be, we know what insurance will be, things like  
22 that. But on the revenue side it's a balancing act. We  
23 are looking at what the trend is.

24 MR. VANDENBURGH: The last two columns, so  
25 it's 2019 actual, the real number?

1                   TREASURER BRANDT: Correct. That's what was  
2 pulled in.

3                   MR. VANDENBURGH: So 2021, is that an actual  
4 number?

5                   TREASURER BRANDT: Correct.

6                   MR. VANDENBURGH: So I understand that. I  
7 understand the projection. So I was just trying to make  
8 sure I was clear in terms of what are the fees we are  
9 collecting through those particular, you know, sources of  
10 revenue.

11                   The road fees, I'm just curious, what is a  
12 road fee? What is a tangible example of a road fee?

13                   TREASURER BRANDT: That's what we charge  
14 people to open up a road to do water repairs, something  
15 like that.

16                   MR. VANDENBURGH: Gotcha.

17                   MAYOR HUBBARD: Road-opening permits.

18                   MR. VANDENBURGH: And then the rental of real  
19 property, some of these are very 101, excuse me, but I  
20 figured I have you all together so I might as well ask.

21                   So rental of real property, where does that  
22 come from?

23                   TREASURER BRANDT: We rent space on the  
24 tower, predominantly. We take in rental income from the  
25 electrical plant, those are the big generators. That is

1 what that is.

2 MR. VANDENBURGH: Okay. Then on the next  
3 page, 3 of 16, mooring fees, this I was, in my head --

4 TREASURER BRANDT: Annual charge to have a  
5 mooring.

6 MR. VANDENBURGH: Not on the dock, not on the  
7 pier, gotcha. I just want to be clear on that.

8 Building permit, you already answered that  
9 question. Um, the rent on the railroad dock, that is  
10 rent to kind of like commercial boats and/or tall ships  
11 or anything else.

12 TREASURER BRANDT: Anything that you see on  
13 the railroad dock, basically.

14 MR. VANDENBURGH: Okay, gotcha. And then I  
15 was not sure, on page 4 of 16 what "CHIPS" meant.

16 TREASURER BRANDT: That's the highway -- the  
17 state reimburses us, to an extent, for expenses that we  
18 have when we do paving projects. It's the simplest terms  
19 I can put it in. They have an allocated budget for the  
20 year and distribute it across. If we -- it's a match  
21 grant, basically.

22 MR. VANDENBURGH: Is that an acronym? Is  
23 "CHIPS" an acronym?

24 MAYOR HUBBARD: Yes. Consolidated Highway  
25 Improvement Projects.

1 TRUSTEE CLARKE: If you Google it, you'll see  
2 the history of it and the complicated formula that is  
3 used, and it's been revised a number of times, most  
4 recently, I think, well, I only got halfway through the  
5 meeting before I passed out. But it's a complicated  
6 formula.

7 MR. VANDENBURGH: Thank you. Context,  
8 highway, I get it. Thank you.

9 I just was noting that in the, on page 6 of  
10 16, the forecast for the computer, hardware/software  
11 upgrade, it just seemed to jump pretty dramatically.

12 Is that --

13 TREASURER BRANDT: Yes, we took on a new IT  
14 company this year. Instead of a small firm we got a much  
15 larger firm to meet our expanding needs.

16 MR. VANDENBURGH: I understand. It's not  
17 Lincoln IT, is it?

18 TREASURER BRANDT: No.

19 TRUSTEE CLARKE: I would also say to enhance  
20 and improve our overall security profile, in this day and  
21 age.

22 MR. VANDENBURGH: Yes, I think we have the  
23 same prior computer person, our company as well.

24 Okay, I think that might be it.

25 TREASURER BRANDT: I would tell you, my

1 office is open, my door is open, if I'm in, if you have  
2 questions, by all means, if you want to go line by line  
3 rather than do it here, you can come to the office.

4 MR. VANDENBURGH: Great. Those are the big  
5 ones, but I appreciate that, Robert. Thank you.

6 TREASURER BRANDT: Seriously, my door is  
7 always open. I never say no to anyone.

8 MR. VANDENBURGH: So I respect that and I  
9 appreciate it. So I'll just come full circle and say  
10 please reconsider the budget and give us five grand.

11 TRUSTEE ROBINS: I do want to give a shout  
12 out to Deborah, by the way, because she knows when that  
13 actually, that should be pretty easy to get quarterlies  
14 because she does a P&L strategy every month that we see,  
15 that makes it easy. So, easy peasy, Deborah.

16 MS. RIVERA-PITTORINO: You know what, I'll  
17 take total responsibility for that. So at least once a  
18 month, sometimes twice a month, I do try to send to the  
19 secretary, we have like an admin person.

20 TREASURER BRANDT: Do you do a balance sheet  
21 also?

22 MS. RIVERA-PITTORINO: Yes, we do a balance  
23 sheet and a P&L. And I walk everybody through it.

24 TREASURER BRANDT: Can you put me on the  
25 e-mail chain?

1 MS. RIVERA-PITTORINO: Yes, I'll put you on  
2 the e-mail. And I'll say, I honestly didn't realize you  
3 were get not getting it. And you and I have had a few  
4 conversations --

5 TREASURER BRANDT: Right. And you sent me the  
6 first set. And you said I'll send this to you quarterly.

7 MS. RIVERA-PITTORINO: Sorry about that. I  
8 thought you were getting it. And you take lot of time  
9 going through line items with me as well.

10 TREASURER BRANDT: I don't mind. It's my  
11 job. It's better for everyone if you understand what is  
12 in this document.

13 MS. RIVERA-PITTORINO: Totally. Totally.  
14 Yes. And I'm certainly not here to scrutinize anything,  
15 but I'm really here for two reasons.

16 So I'm here for two reasons. First of all,  
17 as treasurer, and also as business owner, because I talk  
18 to the customers that come through our business. So I  
19 have a couple of questions. So in terms of, you know,  
20 Rich and I, you know, have gone through and discussed,  
21 you know, we would like to collaborate more with the  
22 Village and have closer contact because, you know, I know  
23 there is a lot of talk about parking and I, and I told  
24 Julian and Mary Bess many times, in July and August, I  
25 walk down and I jog and I run and I ride my bike, I go

1 down to the parking lot at 4th Street and I take photos  
2 every day.

3 Even on a Saturday like half the parking lot  
4 is empty. So I think that with, we would like to  
5 collaborate on making the parking lot more of the signage  
6 and having, trying to get people to stop before they go  
7 into town and create -- I've walked, sitting on the  
8 terrace, people come into town, a whole slew of cars, go  
9 into town and I watch them turn around, back up and turn  
10 around, create traffic. If we can catch them at 4th  
11 Street and get them to park in the municipal parking, I  
12 think that would fix a lot of problems. And I think  
13 that, I know it's scheduled to be paved soon, and that's  
14 like a big expense, but if we can make that area more  
15 attractive, I think it would enable be more people to  
16 park there.

17 And we often have people who think that  
18 Greenport has a public parking lot and try to park there,  
19 and I tell them scoot down the street. They don't want  
20 to scoot down the street. So I think if we can make it  
21 more inviting, I think we would get more people to park  
22 down there. And I know there is a budget and there is  
23 money in the parking and in lieu of being in the parking.  
24 So I didn't know if some of that can go toward signage.

25 And then we would like to collaborate, I

1 know there is a revitalization fund. And I don't know if  
2 the village applied for that. Have you guys applied for  
3 that?

4 TREASURER BRANDT: The downtown  
5 revitalization plan.

6 MS. RIVERA-PITTORINO: Yes.

7 ADMINISTRATOR PALLAS: There's two different  
8 funds. One is county and one is state. The county is  
9 what I would call reachable in terms of what is required  
10 to get the money. The state level one is a much, much  
11 heavier lift, and it really is not designed, in my view,  
12 in reading through a couple submissions and speaking with  
13 a few people that applied, it's not really designed for  
14 small projects. It's a singular project. Major, major  
15 initiatives, in the tens of millions of dollars type of  
16 approach.

17 MS. RIVERA-PITTORINO: Well, I think that we  
18 would approach tens of million of dollars.

19 ADMINISTRATOR PALLAS: It's not focused on  
20 that kind of project. It would have to be a village-wide  
21 project that encompasses a lot of different projects.

22 MS. RIVERA-PITTORINO: Well, what did  
23 Riverhead get?

24 ADMINISTRATOR PALLAS: That was the state  
25 level. That was downtown.

1 MS. RIVERA-PITTORINO: So they were able to  
2 do it and we can't apply for it?

3 ADMINISTRATOR PALLAS: The project they were  
4 envisioning would not even fit in the village. That's  
5 how big a project it is.

6 MS. RIVERA-PITTORINO: Sure. But what if we  
7 got like \$3 million.

8 ADMINISTRATOR PALLAS: It's my understanding  
9 that they are, again, my understanding, is it's a  
10 ten-million dollar number. I don't think they break it  
11 much smaller than that.

12 MS. RIVERA-PITTORINO: Okay, well, I'll look  
13 into that and I'll get back to you.

14 TRUSTEE PHILLIPS: But Deborah, you are  
15 talking about the parking lot that --

16 MS. RIVERA-PITTORINO: Not just the parking  
17 lot. I was talking about the rest of it.

18 TRUSTEE PHILLIPS: Because we already have a  
19 parking project going on there in the North Ferry, and  
20 it's going to be improving that entire area.

21 TRUSTEE CLARKE: That entire area will be  
22 redone.

23 TRUSTEE PHILLIPS: There are plans already  
24 through the grant that we are receiving for that.

25 MS. RIVERA-PITTORINO: How much is that grant

1 for?

2 ADMINISTRATOR PALLAS: It's in pieces. I  
3 think the overall total number is approximately \$3  
4 million, but it has to be done in stages. It's not a  
5 single \$3 million grant. It has to go through, you have  
6 to get one stage approved before they give you the next  
7 one. It's a very onerous process.

8 MS. RIVERA-PITTORINO: So what's the  
9 timeline, approximately?

10 ADMINISTRATOR PALLAS: That's the DOT. The  
11 timeline is whatever the DOT decides to approve our  
12 preliminary submission.

13 MS. RIVERA-PITTORINO: Okay, so back to, I  
14 think we can do ten million. This is why. I was  
15 thinking, if that area where the parking lot is, you  
16 know, do something with the railroad, you know how we  
17 have that sort of old railroad, the end, you know the  
18 railroad turnstyle. And the old cars, if we could make  
19 that like a railroad thing, you know, for children or for  
20 people, for people.

21 ADMINISTRATOR PALLAS: If I may, where the  
22 old railroad cars and that building is a museum already,  
23 run by the Railroad Museum of Long Island.

24 MS. RIVERA-PITTORINO: Yes, but I have gone  
25 there like a hundred times in 23 years and I never seen

1 it open.

2 ADMINISTRATOR PALLAS: That has nothing to do  
3 with the Village. We have nothing to do with it. That's  
4 the Railroad Museum of Long Island owns that.

5 MR. VANDENBURGH: Is that Long Island  
6 Railroad property?

7 ADMINISTRATOR PALLAS: That piece is.

8 MR. VANDENBURGH: So they are leasing.

9 MAYOR HUBBARD: They are leasing that section  
10 of property from the MTA and they have a direct lease  
11 with them. So North Ferry is another portion of the  
12 property, and they are leasing directly from the MTA.  
13 The MTA owns all that property from the train tracks over  
14 to Wickham Street, and we lease part of that from them  
15 through a signed agreement and everything else for that  
16 property. And it's all owned by the MTA.

17 MS. RIVERA-PITTORINO: I didn't know that.  
18 Okay. That's interesting. Okay.

19 So my thought was if there were a project to  
20 revamp that whole area, and I don't know, I mean I know  
21 that people feel nostalgic about the turnaround wheel but  
22 that be could be additional parking spaces, and then have  
23 the whole waterfront, like to fix that dock so we could  
24 use the county jitney thing at some point, like the dock,  
25 and make that like a whole new waterfront project in that

1 area. Um --

2 ADMINISTRATOR PALLAS: Again, the grant that  
3 we are working through with the DOT is doing much of  
4 that. It's going to change the whole complexion of that  
5 entire property of what the exception of perhaps the  
6 dock, the parking is going to be revamped. The queuing  
7 area is going to be revamped completely. And, you know,  
8 there is landscaping involved, lighting, and all of those  
9 things go along with it.

10 TRUSTEE CLARKE: Better pedestrian access.

11 ADMINISTRATOR PALLAS: Tying in the railroad  
12 and queuing area so you can walk straight through right  
13 onto the boardwalk. It will be a clear path all the way  
14 through to Mitchell Park.

15 MS. RIVERA-PITTORINO: When did we start  
16 working on this?

17 ADMINISTRATOR PALLAS: Three years ago.

18 MS. RIVERA-PITTORINO: So it's probably; like  
19 another three years.

20 TRUSTEE PHILLIPS: No, six or seven, as long  
21 as I have been on the Board.

22 MAYOR HUBBARD: It's been at least six years,  
23 somewhere in there, we have the initial stage where the  
24 group from Wiggins Street and all, with Ron Nelson and  
25 all the other people that started with that, and also

1 trying to get some plans together. Right now we are  
2 waiting for the DOT to approve it. We are waiting for  
3 them to approve minor changes and everything else for two  
4 years now, and a lot of that is being funded through  
5 federal highway money that is allocated to North Ferry,  
6 but they are not a public entity, so they can't receive  
7 the money. So in partnership with North Ferry to redo  
8 the ferry queue and everything else, and then the money  
9 would go to North Ferry through us. Because the federal  
10 highway money, everything they get gets allocated through  
11 a bond, but they can't use it themselves because they are  
12 a for-profit business.

13 MS. RIVERA-PITTORINO: Got it. I understand.  
14 So that's the one that you don't, you didn't want to  
15 describe the plan and you didn't want to call the DOT to  
16 check on it.

17 ADMINISTRATOR PALLAS: Correct.

18 TRUSTEE ROBINS: We discussed that the other  
19 day.

20 MS. RIVERA-PITTORINO: Well, now I put  
21 together the pieces. Because you know, every time I call  
22 the DOT they always bet back to me, whatever I ask them.

23 ADMINISTRATOR PALLAS: I don't know who in  
24 the DOT, I mean there's folks we deal with, I'm telling  
25 you, it's not because we have not called them. They have

1 to review it and provide a formal response.

2 MS. RIVERA-PITTORINO: But for three years.

3 ADMINISTRATOR PALLAS: Well, no. It's been  
4 three years, not from the last submission. We have gone  
5 through multiple submissions. It's not we gave it to  
6 them three years ago and haven't heard going. That's not  
7 what we are saying. We submitted twice. This is our  
8 third time submitting it.

9 MS. RIVERA-PITTORINO: Okay. When was the  
10 last time you submitted it? I'm curious.

11 ADMINISTRATOR PALLAS: Excuse me?

12 MS. RIVERA-PITTORINO: When was the last time  
13 it was submitted?

14 TRUSTEE CLARKE: Eight months ago?

15 ADMINISTRATOR PALLAS: I think three or four  
16 months ago.

17 TRUSTEE CLARKE: And it's just final design  
18 submission. Final preliminary.

19 (Laughter).

20 TRUSTEE ROBINS: But it's based on what they  
21 want. In other words we had something like eight  
22 iterations of this we had to go through over the years.  
23 We've been refined down basically, the DOT said to us,  
24 this is the way it's going to be. Because this was not  
25 our first choice. This design, but this is what the DOT

1 wants, and it's still being held up by them. We are  
2 totally at their mercy, really.

3 MS. RIVERA-PITTORINO: Would it hurt if  
4 another project were to work on another part of that  
5 like?

6 ADMINISTRATOR PALLAS: I don't know what  
7 other part there would be, if, you know, again, the only  
8 thing left over in that area would be the bulkhead.

9 MS. RIVERA-PITTORINO: But the dock, like  
10 create a dock?

11 ADMINISTRATOR PALLAS: There is a visitors  
12 dock now which could be improved. But that dock, with  
13 near 100% certainty would not fit the downtown  
14 state-level downtown revitalization grant. Number one,  
15 it's not in the downtown. They look at that, what does  
16 that have to do with your central business district.

17 MS. RIVERA-PITTORINO: No, it's downtown.

18 ADMINISTRATOR PALLAS: I'm telling you they  
19 would not consider it.

20 MS. RIVERA-PITTORINO: Okay. Well, we'll try.  
21 We'll try. We'll try.

22 TRUSTEE ROBINS: Understand what Paul is  
23 saying right now, let's not muddy the water rights now.  
24 It's so tricky with these types of --

25 MS. RIVERA-PITTORINO: Well, yeah --

1 TRUSTEE ROBINS: (Continuing) so let's let  
2 this go through, hopefully --

3 MS. RIVERA-PITTORINO: Well, it's about  
4 gathering information. I'm just trying to educate  
5 myself.

6 TRUSTEE PHILLIPS: Actually, if I could  
7 interject, I would rather see the work toward getting the  
8 Long Island Railroad bringing more trains out here or  
9 work on getting the express trains they use on the south  
10 side. I think that would be more of an effort at the  
11 moment, since the other is already in the progress.

12 And I happen to agree with Paul. I've  
13 worked with DOT, where it just takes one person to say  
14 the wrong word and you start from scratch all over again.

15 But, we also know that we have the problem  
16 of traffic coming out here. It would be great if  
17 Greenport could get the Long Island Railroad to get back  
18 to having that as a hub for people, especially if they  
19 want to go and park in Riverhead, hop on an express train  
20 to get out here and if we can guarantee they can get back  
21 there. That's been the biggest problem.

22 And we've had many discussions. They mayor  
23 and I were involved a couple years ago where Sen.  
24 LaValle, when he was still here, there was a lot of  
25 pressure for the railroad company to start doing and

1 thinking this.

2 Fred Thiele, Assemblyman Thiele has been  
3 successful in getting it to the south side. I think  
4 that's something in my mind would be a great focus.

5 MS. RIVERA-PITTORINO: I think that's a great  
6 idea. Maybe at the same time do something with the  
7 railroad museum situation, because it's not open. It's  
8 just not open. It's a ghost museum. Which has nothing to  
9 do with any of us.

10 ADMINISTRATOR PALLAS: It's a private entity.  
11 It's not publicly funded.

12 MS. RIVERA-PITTORINO: What's the name of the  
13 organization again?

14 ADMINISTRATOR PALLAS: Railroad Museum of  
15 Long Island.

16 TRUSTEE ROBINS: Isn't there one in  
17 Riverhead, too?

18 ADMINISTRATOR PALLAS: Yes.

19 TRUSTEE CLARKE: They are usually open  
20 Saturday mornings from 9 to 12. That's when the  
21 volunteers are there. I know a couple of volunteers that  
22 go there. So that's the time that it's open.

23 TRUSTEE PHILLIPS: The other thing you may  
24 run into is when, back when we, that whole project with  
25 the county and the MTA took place, the turntable or

1 whatever it is, it may be historic.

2 MR. VANDENBURGH: Yes. It's going to be  
3 tougher getting rid of that.

4 TRUSTEE PHILLIPS: And that's part of the  
5 other issue.

6 MS. RIVERA-PITTORINO: Sure. It's not like  
7 I'm looking to get rid of it. It's certainly not my  
8 mission to get rid of it. You know, maybe it could be  
9 reconfigured. So where something can be worked into it.  
10 So. But your project doesn't include the visitors box,  
11 though, right?

12 ADMINISTRATOR PALLAS: No. not directly.

13 MS. RIVERA-PITTORINO: Okay. So maybe that's  
14 something I can explore and see if, I'm just going to see  
15 if it could qualify.

16 So, okay, so that's, the money in the fund  
17 for parking, for payment in lieu of parking, how is that  
18 being, what gets done with that money?

19 TREASURER BRANDT: Nothing is done with it at  
20 the moment.

21 MS. RIVERA-PITTORINO: What's the plan for  
22 it?

23 TREASURER BRANDT: We take in \$20,000  
24 approximately on that. It's in an account, it's called  
25 repair and maintenance, and that's where we also have

1 contact with the Jitney. We are supposed to keep their  
2 money separate for repairing their parking lot.

3 MR. VANDENBURGH: Is that anywhere in here?  
4 Is that general?

5 TREASURER BRANDT: It's in the monthly  
6 worksession report.

7 MR. VANDENBURGH: So it's not listed in here?

8 TREASURER BRANDT: No. It's in revenue and  
9 expense.

10 MR. VANDENBURGH: Okay.

11 MS. RIVERA-PITTORINO: What is this 88,000  
12 number, or something like that?

13 TREASURER BRANDT: It's a notice of payment  
14 in lieu of property tax.

15 TRUSTEE PHILLIPS: For the light plant.

16 MS. RIVERA-PITTORINO: Oh, for the light  
17 plant. Okay, I was looking at the wrong thing. Okay. So  
18 it's only 20,000 in that fund?

19 TREASURER BRANDT: We only took in one  
20 payment once.

21 MS. RIVERA-PITTORINO: Oh. Because I read  
22 somewhere that it was like 80, or almost 100,000. That's  
23 not true?

24 TREASURER BRANDT: The account that it's in  
25 is holding something like 93,000, 95,000. But that's

1 not, we all, again, we have only received, the Village  
2 has only received one payment for that, for the parking.  
3 The offset on the parking.

4 TRUSTEE CLARKE: Said differently, the  
5 planning board has not levied any of those charges except  
6 very infrequent times.

7 MS. RIVERA-PITTORINO: Okay. Okay. So that's  
8 not, so that 20,000 could that be used for signage or for  
9 parking, until that gets approved?

10 TRUSTEE CLARKE: The signage was revamped  
11 when I was in on the BID between 2012 and 2015, under  
12 David Abitelli (sic). He had all new signs put out and  
13 they are, I would say, toward the end of their life span  
14 in terms of, it was a BID request, we made a lot of noise  
15 and asked for, that we wanted to pay for it, and David  
16 said no, I think, we can get it done, and at the Village  
17 budget level, and it was done.

18 It perhaps would need to be redone at this  
19 time. But that would be a discussion that I would need  
20 or any Trustee would need to have at worksession, if  
21 that's money we want to allocate to that or not. There  
22 is a lot of demand for that. You can look at parking for  
23 the many projects we run at the Board level to try to  
24 generate parking revenue, trying to support TCO, trying  
25 to support better markings, because if you look around

1 the Village every year, based on our weather and based on  
2 the environment, all the markings needs to be re-painted.  
3 That's an expenditure. All the crosswalks need to be  
4 re-painted. Any of that can be game for any money that  
5 we would have in the budget. And specifically for any  
6 parking in lieu.

7 MS. RIVERA-PITTORINO: Okay. Okay. All  
8 right, so I was just trying to figure out if something  
9 could be done so that like we could get to the summer,  
10 you know, we could call, make signs and get to the summer  
11 to get people to park down there. Because it's, like I  
12 said, they fly into, on 25, they get to Main Street, they  
13 can't find something, they turn around and start coming  
14 back, and it creates like a traffic jam.

15 So, you know, I don't know how long that  
16 would take but, you know, have signs before for the  
17 business and I would be happy to assist and at least get  
18 pricing on that.

19 MAYOR HUBBARD: If you want to get some  
20 prices and some designs and bring that back to us. There  
21 was a sign at the corner of 4th Avenue and Front Street  
22 that brought it down to the municipal parking. It was a  
23 green square sign. I'm not sure if it's still there or  
24 not or when the tree came down, if it's still there, but  
25 there were signs there with an arrow pointing, you know,

1 parking down the road.

2 MS. RIVERA-PITTORINO: Yes, there are some  
3 signs, but for some reason people don't see them.

4 MAYOR HUBBARD: Some people just ignore a lot  
5 of stuff. There are signs for North Ferry to get on the  
6 ferry traffic on 6th Street and they go down 3rd Street  
7 every day, and turn around and go back back up 6th Street  
8 every day. They've been doing that for years.

9 You know, some people just, GPS says go here  
10 and that's where they go. They don't know where they are  
11 at and how they drive. They just listen to GPS.

12 TRUSTEE CLARKE: I have an idea for the BID,  
13 Deborah, that might be equally important, and that would  
14 be to make sure that Google has those parking lots  
15 labeled as such. And that GPS points you in that  
16 direction, that's going to do more for us than signage.  
17 Whenever I suggest a sign or pamphlet, anymore, it's  
18 generational thing, everyone points out to me that's not  
19 the way of the world, we need to get it online.

20 MS. RIVERA-PITTORINO: Great idea. I'll  
21 definitely look into that.

22 MR. VANDENBURGH: We can impact that.

23 MAYOR HUBBARD: If I can just add to that, we  
24 have been trying, Southold Town Police have been trying  
25 for ten years to get Google and GPS to change the routing

1 for North Ferry, because the route does not go down 3rd  
2 Street, but GPS has it that way. The chief of police,  
3 the supervisor and myself have tried for ten years and we  
4 can not get them to change it.

5 TRUSTEE CLARKE: Technology does run our  
6 country.

7 MAYOR HUBBARD: Just to let you know what you  
8 are getting into. We have been trying over and over  
9 again. GPS and whoever designs it and does all this  
10 stuff, is bigger than us and they don't listen to what we  
11 say here, that's what it says, that's where you go.

12 MR. VANDENBURGH: All you have to do is close  
13 up the street up for a few weekends.

14 MAYOR HUBBARD: When we started the ferry  
15 project six years ago, had the chief of police at the  
16 meeting with us, can you please get this changed. And the  
17 manager of North Ferry says, well, Google says come down  
18 here, so that's what we do. And.

19 MR. VANDENBURGH: Okay.

20 MAYOR HUBBARD: If you can get somewhere,  
21 please, I would love it.

22 MS. RIVERA-PITTORINO: We'll try. We'll try.  
23 Okay, I have three more things. They all have to do with  
24 the same thing, though. Potential collaboration.

25 So then the other, so the marina, we had had

1 some discussions on the marina, how to maximize or how  
2 to, yes, how to maximize revenue potential for the  
3 marina, and I know that you guys, I think one of the dock  
4 people, one of the marina guys came to you guys, what was  
5 it called, the big guys.

6 ADMINISTRATOR PALLAS: Safe Harbor.

7 MS. RIVERA-PITTORINO: Safe Harbor, about  
8 leasing a marina. Because I feel like staffing is not  
9 really, you know, the village has a lot to do, so if  
10 somebody else can take that over and pay like a fixture  
11 fee to make all the improvements, just charge them up  
12 front, it's going to cost you "X", as a fixture fee, and  
13 you have to make all the repairs, you have to do this and  
14 you have to do that. And let them run it.

15 What was the reason for not wanting to do  
16 that?

17 TRUSTEE CLARKE: The Board was against it.

18 MS. RIVERA-PITTORINO: I understand that.  
19 Yes.

20 TRUSTEE CLARKE: That's the short answer.

21 TRUSTEE PHILLIPS: We have spent the last  
22 five or six years working on improving the marina. We  
23 brought in the larger boats, our revenue has increased  
24 tremendously, especially to payoff the debt that has  
25 been, when it was refinanced, it became more affordable.

1 Not affordable today, it became where the review was able  
2 to take care of the payments instead of putting it on to  
3 the taxpayers. And I think that from a lot of  
4 complements that we get on the Doppler system, which is  
5 what we are using for the reservations, a lot of people  
6 like the fact that it is a marina that is not run by a  
7 private industry. They like appreciate that it's part of  
8 the Village. It's part of the Village employees are  
9 there representing the Village. I think it's got a lot  
10 of positives to it. So, and we still need control of  
11 Mitchell Park to do activities, and I would say that most  
12 of the marina companies want to take over the whole  
13 enchilada.

14 MS. RIVERA-PITTORINO: All right. Well that  
15 is the insight I didn't have before. And then in terms  
16 of some of the things that we have been asked to  
17 contribute to, like Dancing in the Park, I think that's  
18 run by the Friends of History, or what's it called?  
19 Friends of the Park?

20 TRUSTEE CLARKE: Friends of Mitchell Park.

21 MS. RIVERA-PITTORINO: I know that was a zero  
22 number in here; am I correct?

23 TREASURER BRANDT: It's zero number in the  
24 revenue because there is no projection, no average of  
25 what we are going to get. They don't give us revenue.

1 They don't pay us. It's a one-off payment. It's a  
2 one-off thing. That's in there should we get any  
3 collections for it. So that's just a place holder, if you  
4 will.

5 MS. RIVERA-PITTORINO: Okay, okay, got it.  
6 Then what is the Community Development Reimbursement,  
7 what is Community Development Reimbursement.

8 TREASURER BRANDT: Housing Authority  
9 Community Development. The Housing Authority reimburses  
10 us for the employee that we have that runs the program  
11 for us.

12 MAYOR HUBBARD: They run the Section 8  
13 program we have for rental assistance to needy residents.

14 TRUSTEE ROBINS: And that's funded from HUD.

15 TRUSTEE CLARKE: And how many Section 8  
16 vouchers is the building managing now, Robert?

17 TREASURER BRANDT: We have in place right now  
18 79 that are actually.

19 TRUSTEE CLARKE: So it's expensive.

20 TREASURER BRANDT: The actual active ones are  
21 79. And that changes monthly by one or two.

22 MS. RIVERA-PITTORINO: And the ice rink, what  
23 are the plans for the ice rink? Any sort of investment  
24 to be able to have that open on a more regular basis in  
25 the future?

1 ADMINISTRATOR PALLAS: If I may. There's  
2 two. One thing that we are investigating currently and  
3 that is to have a different substrate that might allow us  
4 to open a little bit sooner and stay open a little  
5 longer. Short of them closing it or covering it, we are  
6 subject to the weather. I mean, if the sun is out and  
7 it starts to melt, there is nothing we can do.

8 MS. RIVERA-PITTORINO: Well, our clients in  
9 charge of Southampton where the sun is also out and  
10 theirs is working.

11 ADMINISTRATOR PALLAS: I can't answer that. I  
12 have no idea how theirs is constructed. I know they have  
13 an indoor one as well, and we have called around at times  
14 when we were having difficulty and others were having  
15 difficulty as well, so I can't speak to that.

16 MS. RIVERA-PITTORINO: Okay, then the last  
17 question is, a few types of cameras have done down during  
18 the meetings, just like went off line. Can we have the  
19 Village meetings on Zoom so people --

20 MAYOR HUBBARD: We are trying to do a hybrid  
21 meeting with Zoom and regular cameras and everything  
22 else, and trying to work all that, does not work out  
23 well. Doing a hybrid meeting like that is difficult.  
24 It's either all Zoom or all inhouse. The state changed  
25 the guidelines to a new law that expires June 24th, I

1 think it is, and then everything has to go forward. And  
2 you can do separate meetings, but you have to have the  
3 majority of the Board inhouse in one place and do it from  
4 there.

5 ADMINISTRATOR PALLAS: If I may offer as  
6 well, the, you know, as a result of some of the issues  
7 that we have, we have approached Cablevision, and we got  
8 a dedicated line for that. Since that line was put in,  
9 if I'm remembering correctly, we only had one time when  
10 it went out, and that was actually a direct result of  
11 when some of the work that was going on, for the  
12 micro-grid project where they actually shut the building  
13 off and it glitched when it came back on. Other than  
14 that.

15 MS. RIVERA-PITTORINO: I remember twice it  
16 went off. It went off, not the last meeting, the one for  
17 the park lists.

18 MR. VANDENBURGH: The worksession?

19 ADMINISTRATOR PALLAS: That was the day work  
20 was going on.

21 MS. RIVERA-PITTORINO: Okay. And the other  
22 time was when they were, TASK was going through their,  
23 something for TASK, and they were trying to get the  
24 building.

25 ADMINISTRATOR PALLAS: That was before we

1 upgraded. It's only been done in the last six or seven  
2 months. Since then it has been extremely stable.

3 MS. RIVERA-PITTORINO: Great. I didn't know.  
4 Great, that answers all my questions. Thank you, so  
5 much. But I'll definitely try to help, you know, to do  
6 anything that you ask me to, I'll definitely give it a  
7 try. And who knows.

8 MAYOR HUBBARD: That's appreciated.

9 MS. RIVERA-PITTORINO: Thank you, so much,  
10 for your time. I appreciate it.

11 MAYOR HUBBARD: Okay, any other comments?

12 (Negative response).

13 Okay, I'll call this public hearing on the  
14 budget at 7:15. So moved.

15 TRUSTEE PHILLIPS second.

16 MAYOR HUBBARD: All in favor?

17 (ALL AYES).

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C E R T I F I C A T I O N

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

I, WAYNE GALANTE, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a True and correct transcription of the proceedings Taken on April 14, 2022.

I further certify that I am not related to Any of the parties to this action by blood or Marriage, and that I am in no way interested in The outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my Hand this 30th day of April, 2022.

\_\_\_\_\_

Wayne Galante