

Belmont Park Redevelopment Project

Q&A from 3/7/24 Community Advisory Committee Meeting

#	Topic	Question	Answer
1	Local Hiring	Can the arena's local employment numbers be shared with CAC members?	<p>As of March 2024, the percentage of local hires (within 4-mile radius) are as follows:</p> <p>UBS Arena - 49%</p> <p>Delaware North - 41%</p> <p>Collins Building Services - 48%</p> <p>SP Plus - 65%</p> <p>Updated reports will be submitted quarterly to ESD with the next submission due July 15.</p>
2	Local Hiring	How many local hires are anticipated for the retail village and restaurants?	The development team shall use good faith efforts to achieve a local hiring goal of 30% of the permanent jobs at Belmont Park Village (BPV). Individual retail stores at BPV are not subject to the local hiring requirements.
3	Community Space	If a space is not found in a timely fashion, will NYAP and Oak View Group walk away from building a community center?	ESD is committed to ensuring that the development team does its due diligence in identifying sites for the community space, and continues to meet on a bi-weekly basis with the team for updates on all elements of the project, including the community space. Per NYAP's lease agreement with ESD, should NYAP fail to design, operate, and maintain the community space, they are required to pay ESD \$5 million.
4	Local Hiring	Can the Development Team provide zipcodes of all of the local hires?	This information is not available at this time.
5	Local Hiring	How and with what entities are the jobs being advertised?	The development team has a comprehensive list of local organizations, elected officials, and CAC members that are notified when job postings are available. Additional coordination with respect to job advertisements will occur with Value Retail as the project comes online.

6	Community Space	Can an update be provided on which locations have been considered and what conversations have been had regarding the community space?	Various sites have and continue to be explored. Two current potential contenders are 135 Elmont Road and 570 Elmont Road. ESD and the development team have been in contact with the Elmont School District regarding their district office located at 135 Elmont Road. The vacant office building located at 570 Elmont Road is another candidate that remains under consideration. Both sites have several challenges with their potential acquisition and development.
7	Construction	Have any of the residents been complaining of cracks or vibrations due to construction?	In the past, the development team has received some complaints from individuals about vibrations and cracks in walls, and the team sent engineers to investigate. It was determined that any cracks found were not due to the project's construction. The development team has used and continues to use vibration monitors. The monitors' alarms have not been triggered. ESD encourages homeowners to contact ESD directly at BelmontOutreach@esd.ny.gov should they have any concerns.
8	Local Hiring	Can the CAC be provided with titles of local hires to get a better understanding of jobs being filled?	Links to the hiring pages for the development team and its partners can be found on ESD's project website: www.esd.ny.gov/belmont-park-redevelopment-project . Each hiring page provides a full list of active job titles, descriptions, and information on how to apply.
9	Community Space	What will the future role of NYAP be as it relates to the community center, and how long will they be involved?	Per its agreement with ESD, NYAP's role is to design, construct, operate, and maintain a community space.
10	Community Space	When did 135 Elmont Road become a possible location?	Discussions about this site took place in 2023 and 2024.
11	Community Space	What is the penalty payment to ESD if the community space is not built?	Per NYAP's lease agreement with ESD, should NYAP fail to provide the community space, they are required to pay ESD \$5 million.

12	Community Space	When is the deadline to build the community center?	Per NYAP's lease agreement with ESD, the community space is to be operational by November 2024. ESD is working with NYAP to identify a feasible timeline for completion. As that discussion evolves, ESD will come back to the CAC and provide an update.
13	CAC Meetings	Have the meeting dates been finalized?	Additional meetings for 2024 have not yet been scheduled. ESD anticipates scheduling another 2-3 CAC meetings in 2024.
14	Funding Agreements	Is there a timeline for completing the remaining funding agreements?	ESD is actively working with the taxing jurisdictions to complete the remaining funding agreements as soon as possible. The funding agreements are currently being drafted and executed one at a time.
15	Funding Agreements	Can the funding agreement amounts be forwarded to the CAC members?	<p><u>Elmont UFSD</u>: For the period November 2019 to April 2023, the district received a \$2,475,891 payment from ESD.</p> <p><u>Nassau County</u>: For the period November 2019 to December 2023, the County received a \$756,251 payment from ESD.</p> <p>Funding agreements are not yet in place for the other taxing jurisdictions, so the amounts for those entities cannot yet be shared with the CAC.</p>
16	Funding Agreements	Will ESD continue to receive the funds prior to its disbursement to the school, Town, etc. for the next 49 years?	Yes, the current payment structure with ESD receiving the funds first, will remain.
17	Local Hiring	An email informing the team about an upcoming PTA meeting with a focus on summer youth employment was sent, but no response was received. Has ESD received this email?	ESD was not in receipt of an invitation to this meeting. Please forward all future invitations to the official project email BelmontOutreach@esd.ny.gov .

18	Community Benefits	The Atlantic Yards Projects has stronger community benefits. What can be done to make the community benefits process better?	While the project is already in the middle of construction, and ESD is not in the position to reopen the existing community benefits agreement with the development team, ESD welcomes feedback from the CAC on ways that community outreach can be further improved.
19	Community Benefits	Local community groups have not been able to rent the UBS Arena at a reasonable rate for community events.	There are various requirements and costs that must be covered to host an event at the UBS Arena. This includes securing all necessary insurance, and covering costs for event space clean-up, security, etc. All events are evaluated on a case-by-case basis. To discuss the requirements for a specific community event, please email Community@NewYorkArenaPartners.com .
20	Funding Agreements	At one of the school board meetings, some heard that the elementary school received \$2.4M and \$1.8M. Please provide further clarification on the \$1.8M that was received.	ESD did not make a \$1.8 million payment to the Elmont Union Free School District (UFSD). Questions about other payments that the school district may have received from other sources, should be directed to Elmont UFSD.
21	Community Benefits	Given that the Floral Park Community borders the project site, will there be benefits given to this community?	Community benefits were established at the beginning of the project and the package that was negotiated included renovations at Elmont Road Park, Hendrickson Road Park, the construction of a community space, the construction of a new Elmont LIRR station, improvements to Belmont Park LIRR station, and local hiring requirements that cover not only Elmont, but Floral Park and all other zip codes within a four-mile radius of the development site. The Village of Floral Park was at the table at the beginning of the project, including for all discussions pertaining to the arena development and the north parking lots which abut Floral Park.
22	Local Hiring	Are any Floral Park residents aware of the job openings?	Floral Park organizations and elected officials are included in announcements sent out by the development team.

23	Community Benefits	Can we have an update on the drainage issue at Elmont Road Park?	<p>The development team had a meeting with the Town of Hempstead's engineers on site in April 2023 after heavy rain. Through discussions, it was determined that everything was put in place properly and was operating in a manner that it was intended to.</p> <p>Separately, the Town of Hempstead has announced that construction on a new turf field will be completed in Elmont Road Park in 2024.</p>
24	Community Space	Is the deadline to construct the community space flexible?	Per NYAP's lease agreement with ESD, the community space is to be operational by November 2024. ESD is working with NYAP to identify a feasible timeline for completion.
25	Funding Agreements	Can ESD confirm whether or not the Elmont School District funds include "catch up" funds from previous undisbursed years?	After lengthy negotiations, a funding agreement between Elmont UFSD and ESD was executed in June 2023. Following the execution of the agreement, ESD provided the first payment to the EUFSD which included a catchup payment from funds received prior to the execution of the funding agreement. This covered the period of November 2019 through December 2023.