

Town of Ossining Board Work Session

April 28, 2020

Meeting Transcript

Video Recording of Meeting: <https://www.youtube.com/watch?v=EvFCdhLGZbl>

In Attendance: Supervisor Dana Levenberg, Board Member Liz Feldman, Board Member Jackie G. Shaw, Board Member Northern Wilcher, Jr., Board Member Gregory Meyer, Senior Services Director Kathy Asaro, Town Clerk Sue Donnelly, Municipal Attorney Christie Addona, Deputy Clerk Martha Quituisaca

1 **VICTORIA CAFARELLI:** Recording.

2 **DANA LEVENBERG:** Okay, wonderful. Thank you. Good evening,
3 everybody. And welcome to the Town Board of the Town of Ossining
4 regular meeting for Tuesday, April 28, 2020. My name is Dana Levenberg,
5 I'm the Supervisor for the Town of Ossining. Please rise and join me for the
6 Pledge of Allegiance. If we could have our flag graphic that would be great.
7 I don't know. We don't have? Okay, thank you.

8 **DANA LEVENBERG:** I pledge allegiance to the flag of the United States of
9 America and to the Republic for which it stands, one nation under God,
10 indivisible, with liberty. And justice for all.

11 **DANA LEVENBERG:** Shhh. Sorry. Had to quiet my house down. Okay.
12 And thank you, everybody. And I think now we're going to just start with the
13 Roll call, please.

14 **DANA LEVENBERG:** Martha, do you want to do the roll call? Just raise
15 your hands.

16 **MARTHA QUITUISACA:** On second, yes. Oh, sorry. There was a little
17 glitch over here.

18 **MARTHA QUITUISACA:** Councilmember Feldman?

19 **ELIZABETH FELDMAN:** Present.

20 **MARTHA QUITUISACA:** Councilmember Shaw?

21 **JACKIE SHAW:** Present.

22 **MARTHA QUITUISACA:** Councilmember Wilcher?

23 **NORTHERN WILCHER:** Present.

24 **MARTHA QUITUISACA:** And Councilmember Meyer?

25 **GREG MEYER:** Present. Present.

26 **MARTHA QUITUISACA:** And Supervisor Levenberg?

27 **DANA LEVENBERG:** Present. Thank you so much. Okay? We're going to
28 go into announcements. I did neglect to ask if everybody would just
29 observe a short moment of silence for all those we have lost to COVID in
30 the last week we continue to see numbers rising many people who are
31 close to us and we want to make sure that we just take a moment, which is
32 the least that we can do for all of the horrific deaths that we're experiencing
33 in our community and we continue to put our - have our flags at half-staff,
34 so please just observe a moment of silence for all those we've lost.

35 **[MOMENT OF SILENCE]**

36 **DANA LEVENBERG:** Thank you. So before I get started with my
37 announcements, I just wanted to give a huge shout out to all of the
38 teachers and administrators today who were part of the Oss - Ossining
39 elementary school and AMD Middle School town-wide driving parade that
40 took place, starting at around 3:30 right outside my house by the High
41 School. They waved to all of their students who are missing them so much,
42 and vice versa. It's so hard for our students and teachers to be away from
43 one another for so long. This was a great way to show some mutual
44 appreciation for the hard work that everyone is doing to continue teaching
45 and learning outside of our school facilities. Thanks to our Ossining police,
46 fire and OVAC escorts as well for making it really feel like a parade and
47 sharing the love and also a huge shout out also to all of our Briarcliff
48 teachers. And to our students and Briarcliff School District. We know that
49 everybody is experiencing tough times, these days. Missing all of the great
50 events that are supposed to be taking place right around now and we just
51 want to say keep - keep up the good work and very, very hard work at this
52 time.

53 **DANA LEVENBERG:** Once again, I want to start my announcements with
54 my weekly reminder to respond to the US Census and I'm going to share
55 my screen. I hope effectively. Which is this... to show you that - is it
56 working? Yes, it's working. I think... We found out yesterday that the
57 response rate for the town of Ossining is about 55.3% for the village of
58 boxing there at 48.6% and for the village of Briarcliff Manor 66.3%. Come
59 on now, Ossining Town and Village. We got us some catching up to do.
60 And for everyone our goal is a 100% response rate. As you can see from
61 this lovely thermometer that was created by Jamie Hoffman and Village of
62 Ossining.

63 **DANA LEVENBERG:** So we want to get those responses in today. All you
64 need to do is to go to my2020census.gov to respond. An accurate count in
65 this census means we would receive our fair share of federal, state, and
66 county funding, which includes funding for our schools - very critical. I also
67 wanted to share an interesting thought that was discussed on yesterday's
68 stakeholders conference call with Westchester County and Municipal
69 leaders, Dr. Sherlita Amler, who's the Commissioner of Westchester
70 County Department of Health was asked a question regarding the high per
71 capita count of coronavirus cases in the Village of Ossining.

72 **DANA LEVENBERG:** And Dr. Amler are pointed out that the number of per
73 capita cases in our community reveals two facts. First, of course, a high
74 rate of the - the disease, but we also know that that much of that is due to
75 our high rate of testing thanks to Open Door. But also that our community
76 was dramatically undercounted in the 2010 Census. An accurate census
77 count is important for many reasons, and will help us understand
78 phenomena like the pandemic we are currently facing. So please respond
79 and remind your friends, family and neighbors to do so as well. Thanks so
80 much for that lovely graphic. I think I just close it. Does that work? Oh, no,
81 no, I'm sure. Okay, perfect. Yay. New - new technology at work.

82 **DANA LEVENBERG:** Since we had our last town board meeting, we have
83 shared via our email blast, Facebook account, and press release more
84 information regarding relief programs available to taxpayers who may be
85 finding it difficult to pay their town and county taxes - which are due this
86 week, April 30 - due to the impact of the coronavirus pandemic. Although
87 the deadline for payments remains April 30th 2020, penalties for late

88 payments have been substantially reduced for all taxpayers to .5% if
89 payment is received in May 2020 (so up until May 30) and 1% if payment is
90 received in June or through July 15, 2020. So, additionally for those who
91 qualify for - and just to remind people, an average town/county tax is
92 somewhere between 3,000 and \$4,000 so if you pay \$4,000 in town and
93 county taxes that .5% would be 15 - I'm sorry \$20 and the 1% would be
94 \$40. Additionally, for those who qualify for a hardship waiver based upon
95 criteria established by the County Executive, penalties will be fully waived
96 for payments received by July 15, 2020. Tonight the Town of Ossining will
97 be formally opting into this opportunity, pursuant to Executive Order to
98 202.22.

99 **DANA LEVENBERG:** That means that individual taxpayers for individual
100 taxpayers. The criteria for hardship are: one, you must be enrolled in the
101 New York State STAR program. Number two, your taxes cannot be paid via
102 escrow and three you certify a negative impacts your income has occurred
103 as set forth in the certification form basically as a result of COVID. For
104 taxpayers with rental properties, who must own only six or fewer residential
105 rental properties you certify that 50% of your rents have not been paid to
106 you as a result of tenants loss of employment due to COVID-19 and taxes
107 for that property or not being paid by escrow.

108 **DANA LEVENBERG:** For business owners that own the property they
109 operate it out of the net income must be under a million dollars in 2019 and
110 they must certify that there's been a negative impact on their income as a
111 result of COVID-19. In order to qualify for a hardship penalty waiver of late
112 fees, you must meet the criteria and swear to the accuracy of your request
113 or completing a certification form no additional documentation is required
114 hardship certification forms are now available on the town's website:
115 townofossining.com. We ask that you do not submit your certification form
116 until you are prepared to make payment in full. You must submit your
117 completed certification form with payment to the Austin tax office at our
118 offices at 16 Croton Avenue via mail.

119 **DANA LEVENBERG:** As a reminder, if you are in a position to pay your
120 taxes on time, please do so. And we thank so many of you who already
121 have done so, even at this very tough time. The town and county and other
122 special districts and entities we collect taxes for rely on this income in order

123 to provide you with the many essential services that are perhaps more
124 important now than ever.

125 **DANA LEVENBERG:** You can pay your taxes online at
126 TownofOssining.com, via us mail or by dropping your payment, which is
127 also by US Mail in the dedicated mail slot at the Ossining post office. So
128 because this is still a mail slot you have to still put posted on your envelope
129 you put a stamp on your envelope. If you get that envelope in to Ossining
130 mail slot specially dedicated for tax receipts before five o'clock, it will be
131 postmarked for that same day, and after five o'clock will be postmarked for
132 the following day.

133 **DANA LEVENBERG:** Only payments received or postmarked by April 30
134 without hurts hardship certification will be considered timely and not be
135 assessed a penalty. Please do not bring your tax payments to 16 Croton
136 Avenue, our offices remain close to the public in order to protect you and
137 our staff from possible transmission of the coronavirus if you have
138 questions, the best way to reach our tax office right now is via email. And
139 that is to Perlowitz@townofossining.com or
140 taxreceiver@townofossining.com. You can also call the tax office at 914-
141 762-8790 but please be patient. If they do not pick up right away, please
142 leave a message and somebody will get back to you as you can imagine,
143 call volume is particularly high right now.

144 **DANA LEVENBERG:** I know many of you also have many questions
145 regarding the preliminary change of assessment notices that were sent out
146 in the mail last week. We are going to be discussing this in depth during our
147 departmental report from with assessor Fernando Gonzales. But I would
148 like also to encourage you to please schedule an informal review with Tyler
149 Technologies. If you have questions or concerns about your preliminary
150 assessment.

151 **DANA LEVENBERG:** This process is essential to maintain our tax roll at
152 100% of market value and it was first set in motion in 2015. Now for this
153 review we've - we've started working on this - this round of revaluation
154 months ago to maintain the accuracy of our tax roll. The effort that was
155 made after four years to get our tax roll up to full value is important. And if
156 we do not continue to do so, then we're going to backtrack and be in a
157 position where our tax roll is not at 100% value and you don't really know

158 what your property is worth and we get all out of whack. So please bear in
159 mind that an increase in assessed value does not necessarily mean a
160 proportionate increase in taxes, it may not even mean an increase in taxes
161 at all.

162 **DANA LEVENBERG:** Your tax bill is determined by a number of factors,
163 including the budgets that are set by each taxing jurisdiction. That is all I
164 have to say about that for now I'm looking forward to discussing this with
165 Fernando and Steve from Tyler Technologies, a little bit later in the
166 evening.

167 **DANA LEVENBERG:** As you know, stopping the spread of coronavirus
168 remains our top priority right now in the town and that means continuing to
169 observe social distancing practices, wearing masks in public when you may
170 not be able to keep from within six feet of another person, holding our
171 meetings from remote locations, keeping buildings close to the public, etc.

172 **DANA LEVENBERG:** In Ossining the numbers of positive or the number of
173 positive confirmed cases as of today, total was at 119. For the
174 Unincorporated Town 792, for the Village of Ossining and 72 in the Village
175 of Briarcliff. However, these numbers are cumulative and they are not
176 reflective of active cases, necessarily, it's likely that our number of active
177 cases might be 50% less than reported today if you subtract out the
178 number of people who would have already recovered. We are beginning to
179 see encouraging statistics in New York State as I know you've all been
180 following as well as in Westchester County with decreased active cases
181 decreased hospitalizations and this seems to indicate we are moving in the
182 right direction and our efforts - efforts to remain socially distant have been
183 paid off. We must remain vigilant in our efforts and closely followed the
184 direction of our state leaders or county leaders, for incremental ways that
185 we may be able to return to some sort of normal within the coming weeks
186 and months, but really carefully do so as we monitor our numbers. We
187 continue to work closely with our partners and county government under
188 the direction of New York State to make sound decisions to protect our
189 entire community health and safety.

190 **DANA LEVENBERG:** New York State in Westchester received a large
191 number of cloth masks donated to the government by Hanes Brand and we
192 have been asked by the county to distribute those two essential workers

193 not our healthcare workers, not our first responders tomorrow at noon
194 County Executive George Latimer is scheduled to deliver them to Ossining.
195 They are not medical grade, as I mentioned, not for medical professionals
196 who are getting their masks elsewhere. However, they will offer much
197 needed supply of washable reusable masks to our food and delivery
198 service workers, taxi drivers, grocery store workers, childcare facilities,
199 volunteers, and other essential services who must interact with the public.
200 These will be available to any essential business or organization upon
201 request. We've created an easy Google form for these requests, which will
202 be available on our town website after the delivery. You can call Carina
203 Scorcia in my office at 762-6002 or reach her by email at
204 cscorcia@townofossining.com. The masks are being distributed by
205 appointment only and there are limited number available. So we ask
206 everyone to help essential service organizations and businesses by letting
207 them know that these masks will be available after tomorrow and we will
208 post the link on the town and village website and on Facebook because
209 we're doing this in collaboration with the Village of Ossining.

210 **DANA LEVENBERG:** Finally, please visit our website for up to date
211 information about town services, as well as a comprehensive resource
212 guide, which was developed with help of the Village of Ossining Managers
213 Office and other community partners.

214 **DANA LEVENBERG:** Please also do your best to continue to patronize
215 businesses that are offering remote services and opportunities deliveries
216 and takeout food and other products and anything else you may need that
217 is available safely. This is the best way to keep our economy going while
218 still on PAUSE if we are missing any businesses or resources, you know,
219 have on our pages are you have any trouble accessing any of these
220 resources, please do not hesitate to call my office directly at 762-6001. And
221 with that, I think I'm turning this over to Fernando for his departmental
222 report. I have asked Mr. Gonzalez to join us for a departmental report,
223 since we have been receiving so many questions regarding the preliminary
224 change of assessment notices that went out in the mail last week, just as a
225 reminder, this has been a process that has been in place for over a year.
226 We also have with us tonight. Steve Bessio from Tyler Technologies, I am
227 hopeful that this conversation will answer many questions about this
228 process, where we are in the process, why we are continuing with it now

229 and how you can help us make sure we get the numbers right. Fernando
230 and Steve the Zoom floor is yours.

231 **FERNANDO GONZALEZ:** Can you hear me well?

232 **ELIZABETH FELDMAN:** Yes.

233 **FERNANDO GONZALEZ:** Dana, can you hear me? Hello?

234 **VICTORIA CAFARELLI:** Yes.

235 **ELIZABETH FELDMAN:** I can hear you.

236 **DANA LEVENBERG:** Yes. Sorry I muted myself so that I can hear you
237 well.

238 **FERNANDO GONZALEZ:** Okay.

239 **DANA LEVENBERG:** On mute, but yes, I can hear - I can hear you. Well,
240 do you want me stay off mute?

241 **FERNANDO GONZALEZ:** Okay, okay, I hear you. Now I, like -

242 **DANA LEVENBERG:** I was going to try to mute my family, a little bit so that
243 people could hear everybody, but I'm going to mute me so you guys don't
244 hear on my background noise, okay?

245 **FERNANDO GONZALEZ:** Okay. So good evening. As - as you know, in
246 2016 we did a town wide we assessment after 42 plus years of - of not
247 having done every assessment that was a massive undertaking -
248 undertaking, where we have to update all the property inventories, sales
249 and make sure that all the information for each and every property,
250 including exempted properties and Village-owned, town-owned, county-
251 and state-owned properties were accurate. And the only way to place an
252 accurate value - valuation on the property is to make sure that you have the
253 accurate data. So back then we - we – we requested interior inspections
254 we accomplished over 60% rate of interior inspections and we analyzed the
255 sales, created a model, and used a computer-aided mass appraisals
256 technology we placed a value on each and every property. We reviewed
257 the values by streets and of course went through the same process, which
258 was very invasive to some people, but on the other hand we - we brought
259 the assessment roll up to - up to date and we are able to levy taxes, more,
260 more accurately.

261 **FERNANDO GONZALEZ:** Since then, in order to maintain the role we -
262 every year we did sales ratio analysis where we adjusted the neighborhood
263 based on a ratio that we found to be applicable based on sales during a
264 specific period of time as prescribed by law. As an agreement with the
265 State of New York and following best recommended practices we agreed to
266 do a cyclical reassessment process in which on the fifth year we would go
267 ahead and do a complete reappraisal, which basically means again doing a
268 new computer aided mass appraisal model and driving a value to each and
269 every property, based on this model. And this is the fifth year. And that's
270 what we're doing. And that's why we call it every appraisal instead of a
271 reassessment. Of course we had most of the data was accurate, but we
272 have to verify that data. We sent - we sent - we send the request to every
273 property owner to verify our information to make sure that we had the
274 correct inventory on every property. Many did, some didn't. But we
275 continued on utilizing all the technology we have at hand, such as sales,
276 building department GIS, and [UNCLEAR] in order to update the
277 information. So this year, this process basically placing value on each and
278 every property, the ratio increases or decreases or changes or no changes
279 that we did in the last four years, basically says that the same ratio,
280 whether it's a 2% increase or decrease or not change applied to every
281 property equally. And as you know, real estate- the real estate market is a
282 very local phenomenon and some properties increase or decrease in
283 values differently based on what's happening in the marketplace. So on the
284 fifth year such - a year, such as this, this model basically brings all that up
285 to date. And as a result when we say that some neighborhood increase or
286 decrease by 5%. That doesn't mean that everybody had the same
287 percentage. Some people may have seen a drop. Some people may have
288 seen that 15-20% increase or people may have seen a 15-20% decline.
289 But the important thing is that every property is value individually based on
290 comparable sales, similar to the subject. So that's where we are now. We
291 were supposed to have sent out this preliminary change of assessment
292 notices last month, but due to the emergency we delayed it and delayed it.

293 **FERNANDO GONZALEZ:** We have to act because there has been no
294 change in the prescribed assessment calendar and we have to basically
295 follow the law do our job and - and - and continue with the process. As a
296 reminder, the 2020 role is utilized for the 2021 tax bills as of now, there has

297 been no change in the assessment calendar and the filing of the 10th of the
298 tentative roll is scheduled for July - I'm sorry, June 1st. As far as - as
299 neighborhood adjustments, I did provide to the town board and is posted on
300 the website, each neighborhood and the average adjustment per
301 neighborhood. Some neighborhoods went down, some neighborhood didn't
302 really change, but many did go up. Neighborhoods that were affected by
303 the new SALT, which is the tax laws that limited the deductibility of real
304 estate taxes in high-end neighborhoods they went - they were - they went
305 down because people are not buying those properties. However, most
306 neighborhoods in Ossining are very affordable compared to the rest of the -
307 of Westchester County and there has been no inventory or very little
308 inventory and as a result the market values for those affordable
309 neighborhoods have been going up - at incredible, at incredible numbers,
310 even as we speak. For example, the rental market it's - it's - it's crazy.
311 There is hardly any available apartments in Ossining to be had. Because a
312 lot of people are trying to move out of the city as we speak. And of course,
313 as you know, a lot of the market in these suburban communities in
314 Westchester, Rockland, most of Putnam and Nassau County, the market is
315 a lot of people from the city moving to the suburbs to raise the family, etc.
316 And as a result, the affordable homes have been increasing in value.

317 **FERNANDO GONZALEZ:** Now, as far as – to give you some statistics, the
318 average residential increased –town wide - is 5%. The one, two, and three
319 family average increase is 6%. And condo - which are valued differently
320 than one, two, and three families - they're valued as if they were apartment
321 rentals. They were up an average 5%. Commercial properties were not an
322 average of 3%. Overall town wide is a 5% increase, which means basically
323 that if you're increase is 5% or less and the budgets were to remain the
324 same, you should not see an increase in in taxes. However, there are many
325 factors that will, you know, come into play. This is the preliminary numbers.
326 When we filed a tentative role, we would have more specific numbers then
327 as far - as far - as - as the gain in taxable assessed value. But overall the
328 assessment roll for the Town of Ossining, we are looking at an increase of
329 about \$200 million in increase in assessed value.

330 **FERNANDO GONZALEZ:** So, basically, to answer one of the questions
331 that I've been has been posed - asked in the past few days. What will
332 happen if this emergency situation kills the real estate market and

333 everybody has value goes down? Of course you know as soon as we
334 complete this roll, finalize the role in September, we will start working on
335 next year's roll and the license sales in order to capture the market data
336 and make the proper adjustments. So if, if the market was to - to drop in
337 value, we would we would, of course, adjust the values next year to reflect
338 the new market conditions.

339 **FERNANDO GONZALEZ:** Now, another question that was asked is what
340 happens when everybody's market values drop? Basically – basically the
341 assessment roll or the pie by which we divvy up the levy will decrease. So
342 as a result, the tax rates would - it would increase because there are less
343 taxable assessed value to divvy up the tax burden. On the contrary, as we
344 have experienced in every assessment in 2016 every year we have had
345 increases in taxable assessed value, not only because of market condition
346 changes which we call equity, but also because of physical changes which
347 is like new construction, additions... And as a result, many of the taxing
348 jurisdictions have - have seen that the tax rates have not increased or they
349 increase - increase by very little. So if - if and when the market crashes and
350 we have to lower the assessed value for most properties, then the, the
351 effect will be to the contrary, been in most likely will see an increase in the
352 tax rate in order to maintain - maintain services. Provided that the levy
353 remain - the levy remains the same.

354 **FERNANDO GONZALEZ:** As far as shifts when it comes to commercial,
355 residential, and the ratio of commercial, residential to condo. It basically
356 has remained the same. There is going to be some minor adjustments as
357 we go through this process of - of informal reviews and grievance. But
358 basically, they have remained the same, because the condos went up 5%.
359 One, two, and three family 6% and commercial properties on average 3%.

360 **FERNANDO GONZALEZ:** Another question that was asked in the past, we
361 always said, well, we will see a third of the properties will go down, a third
362 will go up, and a third we've remained the same. The preliminary statistic
363 that we have been able to pull - because remember this is not finalized, this
364 is, this is just the preliminary - we see that 67% of the properties remain
365 between minus 10% and plus 10%. With 25% increasing from 10 - between
366 10% and 25%. And 5% decreasing minus 10% to minus 25%. So that - that
367 is that is the breakdown, as we see it now. If there are any changes after

368 we finalize the roll, it would be minimal. We don't expect that big - a big
369 shift because of the changes related to the grievances, or the informal
370 reviews.

371 **FERNANDO GONZALEZ:** Right. To pick one other - one other question I
372 can address as we - as we go through this...So the - as prescr - as
373 prescribed the law, the valuation date for the role is July 1 of the previous
374 year. So for the 2020 roll the valuation day is July 1st 2019 so of course
375 these numbers do not reflect the current conditions in the marketplace,
376 which is of course that not a lot of things are moving because of the
377 because of the emergency. However, there are still some closings going on
378 because those - those deals were negotiated before. And there are listings
379 coming into the marketplace. And while there is no physical showing some
380 property of course utilizing technology, Realtors have been able to continue
381 to do business. However, the public is not really into it and they and the
382 general sense is that the market is going to - is going to really take a hit - if
383 - if - unless we reopen this economy soon.

384 **FERNANDO GONZALEZ:** So it remains to be seen, when you think that
385 way about what is going on right now with this emergency. However, the
386 reality is that a lot of people are looking to move into neighborhoods, such
387 as Ossining. Whether it be renters or single family properties because that
388 has always been the market and there is of course now a strong desire
389 from - from many people to leave a highly populated area, such as the City
390 of New York. One of the questions is why are we seeing an average
391 increase in 6% - of 6% and that is because of in - in one, two, or three
392 family homes is because of the market. Again, the ratio adjustments that
393 we did in the last four years was based on sales for that neighborhood. And
394 while we apply those adjustment equally to all the properties within the
395 neighborhood. While we do this time when we do a new a new computer -
396 computer aided mass appraisal is to place a value on each property.
397 Because typically, for example, a raised ranch does not go up or down in
398 value at the same rate as an older 1920 home or for example a two family.

399 **FERNANDO GONZALEZ:** And of course, the rate of increases and
400 desirability by - of neighborhoods changes every year depending as to
401 what's happening in the marketplace, what we saw in the last few years,

402 particularly this course of this year is that the small two and three family
403 home became very desirable that they went up in value tremendously.

404 **FERNANDO GONZALEZ:** In neighborhoods such as Indian village people
405 coming out of the city were paying ridiculous number for small capes with
406 two, three bedrooms, you know, 15 and 2900, 1800 square foot homes.
407 That neighborhood, for example, in the Village has seen an increase every
408 year. I think every year. So, basically, we are charts to measure, measure
409 the market and what the market reaction is to - to - to situations, we will be
410 measuring the market reaction to the current emergency and of course that
411 will be taken into consideration for next year.

412 **FERNANDO GONZALEZ:** I'm trying to read some questions as we - as we
413 go along. Yes, again this year some - some properties in the state area
414 saw a decrease again because of the effect of the deductibility of taxes. We
415 saw some of that last year, but most of it is reflected this year. There were
416 corrections on some of the plan, you need the high end Planned Unit
417 Development, because again, because of the tax situation. And on the
418 other hand, we have seen other Planned Unit Development that continues
419 to be highly desirable, such as Hudson Watch. And the sale prices have
420 been continuing to climb.

421 **FERNANDO GONZALEZ:** As to address the condo market, as you know,
422 condos are valued as if they were rental properties. And in Ossining
423 overall, particularly in the Village of Ossining there is not many apartments
424 available to rent. The few new units that were built in the last few years
425 have been absorbed into the market pretty rapidly.

426 **FERNANDO GONZALEZ:** This emergency pandemic situation has made
427 the market even - even more tight, meaning that there is less apartments
428 available now than there were at the end of last year in the Village of
429 Ossining. And in the town of course, Town Outside and - and - and the
430 Village of Briarcliff Manor there's not many apartments to begin with. Of
431 course, there are units that are rented in some of the [UNCLEAR] and
432 condo - and condo - condominium complexes and we have seen an
433 increase in the asking rent. A steady increase in the square rent in the
434 continued demand. So the increase in the condo values and the apartment
435 building values reflect that.

436 **FERNANDO GONZALEZ:** And as, of course, a lot of the smaller homes in
437 affordable neighborhoods saw a sizable increase. For example, in the
438 neighborhood the Hollow in - in - in the Village [of Ossining] that area and
439 the south end of the Village [of Ossining], the Sparta area of Revolutionary
440 Road you could you can see the sale. By the way, we have posted the
441 sales in our website and you - the sales are posted there. And you can see
442 them and you will see that they are listed by street name and you could see
443 sales in your in your neighborhood.

444 **FERNANDO GONZALEZ:** And - and you can get a sense when - when you
445 see that a similar home to yours, what they are selling for the last couple of
446 years.

447 **DANA LEVENBERG:** Fernando while you're looking... So what if there
448 weren't any sales in your neighborhood? What - what happens then, where
449 do they go next?

450 **FERNANDO GONZALEZ:** If there are no sales in your neighborhood you
451 try to go to another neighborhood that has similar market conditions. One
452 of the big determinants of a neighborhood is School District. Of course we
453 would never cross school district in order to find a comparable sale. Many
454 of the neighborhoods –many - many of the - most of the neighborhood -
455 neighborhood has had sales in order to come up with a - with a - with a with
456 a model to - to drive values. Now after this process is done and values are
457 assigned to each property we do every view by street and by
458 neighborhood. And that was, you know, the last, the last few months in
459 2019. When people were calling him because they saw a strange car park
460 in front of the house looking. And that that is the process. And basically
461 what you're trying to do, with the street by street - street review is to find
462 what we call in, in, in, in an appraiser's jargon is "outliers," meaning
463 properties that do not conform to the neighborhood or values that our -
464 values are obviously off. For example, you go into, you know, you got you,
465 you, you look at a neighborhood, which is mostly 15-1800K per square
466 Foot Cape Cod and then you have this one property - and this cape cod
467 style homes are valued at 450 - and then you have this one property that is
468 valued at 700 and when you drive you right away, will make a
469 determination, there's something wrong here, or that explains it. Because
470 you drive to it and maybe they put a second floor and has converted this

471 home into a colonial which is now 3800 square feet. And hence, the value
472 of that home is not typical for that area. But there are other similarly styled
473 colonials with similar square footage in other neighborhoods that would be
474 compar - more comparable to that home so that that is the process. And of
475 course, you know, we - we review every, every property in every
476 neighborhood. Not only do the Tyler staff review it, but my staff reviews it.
477 Remember and I'll remind everybody, while we - we hire Tyler
478 Technologies to do this - this process and provide the technology and the
479 driving force. This is our role. We are responsible, my - this is - this is not
480 Tyler. This is the Town of Ossining Assessor's Office. And we review every
481 property and we approve every value. So, so, you know, we don't just say,
482 "well, Tyler did it," no. We did it. So we were involved, we are involved in -
483 every step of the way. We will continue to be involved and we are the ones
484 also that defend these values when we have to report for the - in trial in
485 some cases. So it's a process. It's time consuming and - and we have
486 deadlines to meet and of course the assessment calendar is prescribed by
487 law. And until that law changes, we have to continue to do our job,
488 [UNCLEAR] the required dates.

489 **DANA LEVENBERG:** Okay, so a couple more quick questions. And then
490 I'm going to address that "the required dates question"... or issue.

491 **FERNANDO GONZALEZ:** Okay.

492 **DANA LEVENBERG:** Somebody had asked the question about how you
493 determine neighborhoods because they didn't think that their neighborhood
494 made any sense. So - so the neighborhood, half of the neighborhood was
495 in an area that was walkable to Scarborough train station. And the other
496 part where they lived wasn't walkable so they felt like their value was -
497 shouldn't have been as high as something that was walkable to the train
498 station, how is that, how are those neighborhoods, you know, areas
499 determined to be in the same area?

500 **FERNANDO GONZALEZ:** We basically did not make - we didn't feel this
501 year that we needed to make any changes to neighborhoods. In the last
502 few years. We did move some properties from - amongst neighborhood.
503 The neighborhood delineation process, you can find that document on - on
504 the Assessors page on the Town's website. But basically, is - typically we
505 would like to build in a neighborhood where everybody has - shares the

506 same characteristics of such as walkability, style, your bills, etc. But that is
507 not always the case, as you know, particularly in older neighborhoods, we
508 have a mix of - of styles, a mix of conditions, and age. And many times of
509 the characteristics such as walkability - it's important as a good
510 determinability of how fast and how much people would pay for a property.

511 **FERNANDO GONZALEZ:** Many times it's better to live in those few homes
512 within the neighborhood, because we're not going to find... the - the other
513 neighborhoods are not going to are going to drive value that are even
514 worse. So in those cases. That's what the process of - of - of review tries to
515 find those outliers, where you may have, you may have a neighborhood
516 where everybody is in a nice residential neighborhood, but you may have
517 five houses on a busy road. And those five houses that are on a double
518 yellow line high traffic busy road we would then adjust - adjust that - the
519 value to - to reflect that external obsolescence of high traffic. In some
520 cases, some homes may be next to a business or next to a noisy business
521 or next to a gas station and of course those are situations that we try to find
522 and address by making an adjustment to - to - to - to compensate for that.

523 **DANA LEVENBERG:** Just to be clear, this part of the process is also what
524 drives the tentative roll that you eventually are going to file. Which is the -
525 the - these informal interviews with Tyler.

526 **FERNANDO GONZALEZ:** Correct.

527 **DANA LEVENBERG:** So that's part of getting it right?

528 **FERNANDO GONZALEZ:** That is correct.

529 **DANA LEVENBERG:** So if somebody says, "Well, this is crazy." I was just
530 - I just bought my property, a year ago and it's gone up 20% and there's no
531 way it's gone up 20% and I know that because I have comparables of sales
532 so I'm going to go sit down and meet with Tyler and I'm going to show them
533 this, and then they might adjust that value down.

534 **FERNANDO GONZALEZ:** That is correct. So, so, the process is this. The
535 informal review - the idea is to provide the homeowners who best know
536 their property, an opportunity to discuss the value with - with an appraiser
537 who - who's an expert. And for them to bring to our attention anything that
538 we have missed. So let's say for example that so that same how's that I
539 was describing that it's next to a gas station. Maybe we missed that. And

540 then house should not have the same value of the house behind it that is
541 facing a nice residential quiet street. So - so through this informal process
542 Tyler will make a determination and make adjustments. And then we will
543 send again - if there is a change in value - we will send a Notice of
544 Determination by Tyler and we will send another change of assessment
545 notice whether is to increase the value or decrease the value. Most often,
546 of course, is the decreasing the value. Prior to the filing of the 10th of April,
547 which is typically June 1, so that is the process. And then after that, if the
548 property owner is not satisfied, of course, they will always have the - the
549 ability to seek administrative review by the Board of Assessment Review
550 like filing the grievance, which is the RP 524 mentioned in the notice.

551 **FERNANDO GONZALEZ:** And after that, if the board of Assessment
552 Review still does not meet their - with their agreement, they can seek
553 judicial review by filing a small claim with the court or an article seven
554 certiorari for commercial properties with the court. I'm sorry, the small claim
555 [UNCLEAR] with the courts for residential owner occupied properties and
556 an article seven several certiorari for commercial properties.

557 **DANA LEVENBERG:** I'm going to ask this question, even though you
558 already answered it. I'm going to ask it one more time. So we did a full
559 reval out in 2016 every year we've kept basically tried to keep up to the
560 best of our ability. Now we're back to doing another sort of full, full blown
561 reval. Why would we see 20% increases in some properties? Why would
562 there be such a big swing in value for properties? They've been sort of if
563 we've been sort of keeping up keeping up keeping them. It seems like there
564 should only be a minor increase not such a huge increase in any property.

565 **FERNANDO GONZALEZ:** It could be many factors, it could be inventory
566 changes that were not captured because there was no inspection. Or
567 because when - we never had the - the - the improvement, where there
568 were recently legalized in some cases. It's the market and it's a little bit of
569 catching up because the adjustments that we did for prior years were - may
570 not have been applicable to that property.

571 **FERNANDO GONZALEZ:** So for example, in some neighborhoods we
572 determine some years that increase was 1 or 2% but really what was
573 driving those values where, for example, the old style home. And we apply
574 those values to everybody. And not all the homes in the neighborhood are

575 old-style. And then when we do a more detailed analysis as we did now
576 and when the model price value which styles is one of the main - of the
577 main conditions. We realize that yeah, the old style homes were going up
578 for by 2% in that neighborhood, but the capes have been going up by 8%
579 every year. So now we have all this catching up to do. And that's where
580 you see that is in some in - some in many instances, our recent - recent
581 sales, recent additions.

582 **FERNANDO GONZALEZ:** And in many cases with recent sales, we
583 discovered that, for example, the condition that we had was incorrect. We
584 have the property is in average condition. Meanwhile, it was in excellent
585 condition. And we saw, and it could be a combination of all these factors
586 again. And that's why when you do an appraisal for refinance transactions
587 such as a mortgage for purchasing a home or - or home equity loan an
588 appraiser does one appraisal report specific to that property and
589 comparable sales to that subject are used for that reason.

590 **FERNANDO GONZALEZ:** What we do in interim years as we call it
591 between reappraisal is apply a factor equally to all the homes in the
592 neighborhood, although not all the homes in the neighborhood went up or
593 down at the same rate.

594 **DANA LEVENBERG:** Alright. Got it. Um, the other thing I wanted to talk
595 about is one of the questions was, why would you do this now and middle
596 of this pandemic.

597 **FERNANDO GONZALEZ:** It's a very good question. And we've taken a lot
598 of heat for it. And I understand. You know the situation makes people, you
599 know, desperate. Especially those who – who are on the line on the front
600 lines, you know, the - the healthcare workers and the emergency workers.
601 They're going through a lot of stress. Anybody who has been affected
602 directly, whether they - they have had the virus or have lost their jobs or
603 their family has been sick, you know, everybody's under stress. And of
604 course, you know, we're adding more stress by doing this. Unfortunately,
605 the - what we do is prescribed by law. The assessment calendar is part of
606 the law and until the law changes we are not to - we cannot just, you know,
607 take action to - to try to help people out. We have to follow the law and do
608 our jobs. Now, if the law changes, then of course we would follow the new
609 law and act accordingly. But until that happens, we must continue.

610 **FERNANDO GONZALEZ:** These notices were supposed to be out a month
611 ago. In order to provide for more - a more relaxed, if I may say – informal
612 review process, giving us time to investigate, inspect if we need to, before
613 we filed the tentative roll, June 1. But because of the situation we delayed it
614 since you know nobody had an idea that this was going to - this was going
615 to - go down, you know, go down as it has been. So we have to get going
616 in order to make the calendar and that's why the notices went out last
617 week, in retrospect, maybe we should have sent them out a month ago and
618 - and – and dealt with it. However, you know, we're trying to do the best we
619 can, by using technologies we hope that many people availed themselves
620 for this informal review. Now of course we are inundated with calls and we
621 are talking to everyone, I'm answering emails and trying to also make
622 adjustments accordingly.

623 **DANA LEVENBERG:** So let me just say that after the notices were printed
624 and I don't know exactly when they were in the mail or on their way to the
625 mail, the Governor issued an Executive Order which gave the
626 municipalities the ability to extend the day that we could file the tentative
627 assessment roll by up to thirty days. And I believe that that's something that
628 the Board would probably look favorably upon if that was something that,
629 you know, your office can handle, which I'm confident, you're going to say
630 yes to that, Fernando.

631 **FERNANDO GONZALEZ:** Yes.

632 **DANA LEVENBERG:** Okay. So I think that what we're going to do is offer
633 to buy back that one month that we took away from waiting and seeing and
634 put it on the other end, so that we can give people a little bit more leeway in
635 making - scheduling those informal reviews with Tyler and or, you know,
636 speaking with your office assured that in fact the assessments are correct
637 and that they match up with properties as they should. And so that would
638 then mean that we pushed back our Grievance Day. So we would have the
639 - we've pushed back the roll - the filing of the tentative assessment roll from
640 June 1 to June...

641 **CHRISTIE ADDONA:** June 30.

642 **DANA LEVENBERG:** to June 30 okay. From June 30 and then we would
643 put we would push the Grievance Day to July 21.

644 **FERNANDO GONZALEZ:** Correct, yes.

645 **DANA LEVENBERG:** And that would work for everybody.

646 **FERNANDO GONZALEZ:** That would work. To, you know, we would still -
647 we would the - Board of Assessment Review then has to process the
648 grievances and render a decision and provides the information to us so that
649 we can file the final role by September 15.

650 **CHRISTIE ADDONA:** The Executive Order - the Executive Order also did
651 give you discretion to extend the filing of the Final Roll by 30 days.

652 **FERNANDO GONZALEZ:** Okay. I don't think we would need that. But if we
653 do, we will certainly request it.

654 **CHRISTIE ADDONA:** It's available to - it's available to you as an option.

655 **DANA LEVENBERG:** I'm just going to ask -poll the board - the board to
656 make sure that everybody's on the same page, although I know you're all
657 going to say yes. So I'll just go around to Councilman Shaw, would you be
658 in favor of extending those dates?

659 **JACKIE SHAW:** Yes.

660 **DANA LEVENBERG:** Yes. And Councilman Feldman?

661 **ELIZABETH FELDMAN:** Yes.

662 **DANA LEVENBERG:** Councilman Wilcher?

663 **NORTHERN WILCHER:** Yes.

664 **DANA LEVENBERG:** Councilman Meyer?

665 **GREG MEYER:** Yes.

666 **DANA LEVENBERG:** So that's something that we have time to add to our
667 next meeting - our next regular meeting, we would adopt a resolution to
668 extend those dates, and I think we could inform the public. Prior to that,
669 even as long as we're on the same page.

670 **DANA LEVENBERG:** Council Addona. Is there anything you wanted to add
671 to that before I just ask our Board Members they have any questions for -
672 for Fernando?

673 **CHRISTIE ADDONA:** No. I think the executive order pretty clearly allowed
674 for - for these really. Contemplating circumstances, similar to what we're
675 seeing in Ossining and so if the town board is willing to avail itself to that. It
676 - while it appears and, you know, given the timing of everything and the fact
677 that Fernando is coming tonight. It seemed a little premature to put
678 something on the agenda, but if the Board is an agreement which it
679 appears that the Board is then I think you can certainly begin operating on
680 that understanding of the June 30th tentative roll until the Board's next
681 meeting where you can formally adopt a resolution.

682 **FERNANDO GONZALEZ:** Okay, great. Hopefully, the sooner we get the
683 word out - which will basically extend the time that we have available for
684 informal reviews and let me point out that we have scheduled available for
685 two and a half weeks, which is until - from now until May 12 which can be
686 extended as required by Tyler. We already have close to 200 appointments
687 scheduled. And of course, many people have discussed their assessment
688 with my assistant Al Ciosi and myself as well. And after that, after that, of
689 course they will have the option to proceed with an administrative review by
690 the Board of Assessment review by filing a grievance. In this case, by July
691 21.

692 **DANA LEVENBERG:** Okay. Wonderful. And then the other question I
693 forgot to ask you before was that this, this information is available in PDF
694 form. And then I asked the question about, could it be available in Excel,
695 and you said that it's easier and searchable on PDF. So if you just talk
696 about that a little...

697 **FERNANDO GONZALEZ:** Yeah, we have posted on that were on the
698 town's website a 2020 reappraisal project. Not only the sales - residential
699 and commercial by street name - which will, of course, then of course also
700 show the neighborhood. And we have also posted the change of
701 assessments by name and by street name so that you can if you want to
702 see how your street - how your neighbors assessment and compare to that.
703 You can see that. And that's also posted on the website and of course the
704 neighborhood adjustment. Also, you can go to the to the - on same towns
705 website the GIS website you can search a specific property and then
706 change the map layer to "sales" and you can see sales around your home,
707 for example. And they are color coded. Green means within the last year, I

708 think Brown is two years, etc. They'll give you a good sense of what have
709 so many people know what homes are so you know near them.

710 **FERNANDO GONZALEZ:** And that is a that is a good source of
711 information and also when you pull your property information or any
712 property information, you can look at the property record card with the
713 specific inventory of the property and the assessment for this year.

714 **DANA LEVENBERG:** Okay, okay, I'm just, I just like to open it up to my
715 board colleagues to ask Fernando any particular question that you may
716 have been getting, because I know that everybody's getting questions. So
717 this would be a good time for you to have just a chance to ask Fernando.
718 And then as far as our Zoom audience and our meeting, we will have an
719 opportunity at the end of the meeting, which is not very long for visitor
720 recognition. At which point, if you have questions you would like to ask. I
721 think we'll probably take a few questions at the end as well.

722 **DANA LEVENBERG:** I don't know if we're going to be able to give
723 answers, but we'll do our best.

724 **ELIZABETH FELDMAN:** One of the most common questions that I've been
725 getting um is what is, you know, with the market going down. So I would
726 just want to reiterate that my understanding any fluctuations in the market
727 dynamic will be caught on our next regular appraisal or reassessment.
728 Which would be in July. So the tax rolls will be updated again next this
729 coming July 1 and will hopefully capture any changes that the market
730 bears. Correct?

731 **FERNANDO GONZALEZ:** That is correct. The, the valuation date for the
732 roll is July 1 of the prior year. So for the 2020 year roll, the valuation date is
733 July 1 of 2019. So for the 2021st roll, it would be July 1 of 2020 so you
734 know whatever happens in the market between now and July 1st would be
735 captured for the next roll. You know, which, you know, we are all concerned
736 - I'm, you know – to, to see what's going to happen here.

737 **DANA LEVENBERG:** Okay.

738 **FERNANDO GONZALEZ:** We can we can get back to some sense of
739 normalcy.

740 **DANA LEVENBERG:** Councilman Feldman, if you - do you have to audios
741 going at the same time? Because you're very echo-ey. I don't know if you
742 have a phone and a video/audio going at same time.

743 **ELIZABETH FELDMAN:** Nope, just a phone.

744 **DANA LEVENBERG:** And also just to point out, I mean Fernando you
745 mentioned that rates go if values go down rates go up. But also if you're all
746 taking the same portion of the pie. So, you know, shrink a little bit but
747 everybody's sort of taking that same portion. It doesn't necessarily mean
748 your taxes are going to go up. So if you're paying a certain amount of taxes
749 this year and everybody's value goes down, sort of proportionately your
750 taxes are going to go up more. They're going to just remain the same again
751 proportionately. You know me some neighbors some neighborhoods may
752 go down more than other neighborhoods based on, you know, some of the
753 factors that you discussed earlier. But if everything were to just sort of
754 crash at the same time. That's it. That's what it would look like it wouldn't
755 look like your taxes going sky high or - or coming way down. Just because
756 your value had your property value had decreased.

757 **FERNANDO GONZALEZ:** Yes, that is correct. So basically, as I say now
758 that the average increases 5% and anyone who saw 5% or less increase in
759 assessed value should not see an increase in taxes, provided the budgets
760 remained the same. To the contrary of that is if everybody went down by
761 10% then everybody kept the same share of the tax burden. However, if
762 you only went down by 2% then of course you may see a slight increase in
763 taxes so it's - it's - it's again, what taxes you paid are not only impacted by
764 your assessment and - and budgets, but also other property - other
765 property assessments as well.

766 **ELIZABETH FELDMAN:** So one thing is, even if we - everybody's taxes,
767 everybody's assessment went up 5% that doesn't necessarily mean that
768 they are going to have a bigger tax bill because it's the same. As long as it
769 went up exactly proportionate. Then it would be [UNCLEAR] be code and
770 we are not changing our budget based assessments. We change our
771 budget based on our needs and try very hard not to [UNCLEAR]. So it's not
772 that all of a sudden there's you know this much more money and the town
773 gets more money we're still asking for, the - we'll have the same needs. It's
774 just a proportionate, different evaluation. Correct?

775 **FERNANDO GONZALEZ:** Correct, yes.

776 **ELIZABETH FELDMAN:** Thank you.

777 **FERNANDO GONZALEZ:** Thank you.

778 **DANA LEVENBERG:** Alright. Councilwoman Shaw, did you have any
779 questions?

780 **JACKIE SHAW:** Yeah, Fernando. Can you just go over one more time, if
781 someone wants to grieve, what the processes, who they call, that kind of
782 thing?

783 **FERNANDO GONZALEZ:** Okay, of course we want people to have and
784 avail themselves to have an informal review with Tyler technologies. The
785 notices that were sent out included a checklist, which had a number to call.
786 That number is 1800-829-4235 Monday through Friday 9am to 4pm. You
787 can also schedule an appointment, through the internet by going to
788 www.Tylertech.com/schedule

789 **FERNANDO GONZALEZ:** All that information is on the package that we
790 send to the property owners with a preliminary change of assessment
791 notice. It's called the informal review guidelines, which explains what it is,
792 what to do, and what – what we're looking for. After the informal review, if
793 you are not satisfied with the decision. Which - which - which you will be
794 notified prior to filing the tentative roll - which most likely will be June 30 -
795 you will have the opportunity to file a grievance to seek administrative
796 review by the Board of Assessment Review and that will be by filing the RP
797 524 form which you can get to our website or through the state website.

798 **FERNANDO GONZALEZ:** And you must file the grievance - you must file a
799 grievance by July 21st. Which, you know, once the board approves the - the
800 change for the for the tentative roll, again, we encourage people to meet
801 with Tyler and - and discuss their assessment and try that first.

802 **JACKIE SHAW:** Thank you.

803 **FERNANDO GONZALEZ:** Also - also as a reminder, if you know you - you
804 can have your representative contact Tyler if you so desire. Of course we
805 would rather deal with the property owner. But if you have a representative,
806 whether it's an attorney or not we'll - we'll be happy to discuss it with your
807 representatives as long as they are authorized by you.

808 **DANA LEVENBERG:** Do you need a representative?

809 **FERNANDO GONZALEZ:** No, you don't need a representative.

810 **DANA LEVENBERG:** Do you do better with a representative?

811 **FERNANDO GONZALEZ:** Not necessarily. A representative is supposed to
812 be an expert in real estate. So, you know, if - he or she will understand
813 what comparables are and you know the date range and how to make the
814 proper adjustments.

815 **DANA LEVENBERG:** Okay. Councilman Wilcher?

816 **NORTHERN WILCHER:** Yes?

817 **DANA LEVENBERG:** Did you have any questions for Fernando? Or
818 anybody ask any questions that you wanted to ask him?

819 **NORTHERN WILCHER:** No, I don't.

820 **DANA LEVENBERG:** Okay. Nope. Thank you. Councilman Meyer.

821 **GREG MEYER:** Yeah. My only concern is that even with the July date, I
822 just worried that we still may not know exactly what the real estate markets
823 looking like. But you know, I think it's important for people at home to
824 understand that, you know, we're, you know, that's kind of the end date of
825 when we're able to push it back too. Is that correct?

826 **FERNANDO GONZALEZ:** Yes, well you know what the real estate market
827 is looking now - looking like in the next few months is not a factor. That
828 would be a factor for next year's roll. Of course, based on what is going on
829 right now we're making preparations as the Governor authorized us to
830 conduct bar - the bar proceedings zia Zoom or – or – technology, not - not -
831 not, you know, by people coming to town hall. So we would set up the
832 whole process analysis shortly.

833 **GREG MEYER:** Thank you.

834 **FERNANDO GONZALEZ:** Thank you.

835 **DANA LEVENBERG:** Okay. Okay, so I think that Fernando unless you
836 have anything else you wanted to add or I don't know if a Steve ever came.
837 I didn't see his name. But if you wanted to say anything about Tyler, the
838 methodology, or anything like that. Because I know a lot of people have

839 questioned it and had some not such nice things to say about Tyler. If you
840 wanted to say anything at all about the methodology, Steve, I would give
841 you an opportunity to do that now, before we continue on with the rest of
842 our meeting.

843 **FERNANDO GONZALEZ:** Hello, Steve? Are you there?

844 **DANA LEVENBERG:** I didn't see his name. So I - but it can be a phone
845 number.

846 **VICTORIA CAFARELLI:** Do we – might be muted, I'm not sure.

847 **DANA LEVENBERG:** I don't know. Can you raise your hands, virtually?

848 **VICTORIA CAFARELLI:** I'm unmuting whoever is dialing it, and so if you
849 could just say who you are, maybe? ...Nope.

850 **DANA LEVENBERG:** It's the 845 number, I don't know.

851 **VICTORIA CAFARELLI:** I don't think so. No, no, okay.

852 **DANA LEVENBERG:** Okay, we don't have Steve, I don't know, Fernando,
853 did you want to talk at all about anything about the methodology. I think you
854 kind of hit some of it, but I don't know if you wanted to talk about their
855 computer models or anything like that. I mean, again, I think you talked
856 about the general information. You don't have to go back over anything
857 you've already stated.

858 **FERNANDO GONZALEZ:** No, but basically this is a process that is
859 considered best practices, before we went ahead and made these changes
860 and send out the notices, all this data on sales and values are sent to the
861 State of New York, which oversees this process. And they run their own
862 processes and models to - to determine whether our values meet the
863 threshold in order to certify that 100% full market value for the Town of
864 Ossining and that is part of the process that is required. So, again, this is
865 considered a best practice. And as you know you know many people talk
866 about Tyler, but, you know, the reality is that they are the leading company
867 that does this kind of work, not only in the state of New York but in in the
868 United States and Canada as well.

869 **DANA LEVENBERG:** And then it does also go to [UNCLEAR] to get a
870 blessing.

871 **FERNANDO GONZALEZ:** Yes. The whole file, every property record sales
872 and everything we did is verified by the state in New York, in order to give
873 us the certification of 100%. And also let me point out that the staff - the
874 majority of the staff that has worked on this project is also worked with us
875 during the last five years, six years. Steve best was supposed to be on the
876 on the call with us has been working with us every year. Salim Serba, the
877 project director has been working with us also for the last five years. And
878 many of the data collectors, appraisers, and reviewers also have a lot of
879 experience in Ossining in and are very knowledgeable of the real estate
880 marketing in Ossining.

881 **DANA LEVENBERG:** Okay. Great. Well, I thank you for that. And I think
882 that that is it for our departmental report for this evening, one of the longest
883 yet. Thank you for details.

884 **FERNANDO GONZALEZ:** Thank you, I've keep breaking records.

885 **DANA LEVENBERG:** You do really. Okay, so next up we have liaison
886 reports? Any board members liaison to anything that want – that want to
887 make a mention of anything?

888 **ELIZABETH FELDMAN:** Well, I did want to thank our fire Department and
889 especially our ambulance Corps for all that they're doing and going through
890 now. And the parade was great today. It was good to see all the teachers
891 and they - all our first responders escorting them. I'm just - thank you and
892 you know just appreciate all that they do. I just want to give them a shout
893 out. Same with all our essential workers. I mean, they really all deserve a
894 shout out. So that's it.

895 **DANA LEVENBERG:** Okay. And next we have public comment on agenda
896 items only. And again at the bottom of your screen, I believe, or depending
897 on what kind of screen you have, there's a place where you can actually
898 raise your virtual hand. Not your live hand because most of you are on
899 muted video. If you have a question on any of the agenda items. So that's
900 any of the ABCD - can't exactly see all of it – E- would be or anything else
901 that we're going to be voting on. If you can raise your hand. And Victoria
902 Cafarelli will unmute you.

903 **VICTORIA CAFARELLI:** Don't see any right now. But yes, just as a
904 reminder, if you're on a computer screen, the - the raise your hand button

905 should be at the bottom of your screen. If you're on an iPhone or iPad it's in
906 the upper right hand corner, there's three little dots says "more." And then it
907 asks us to raise your hand, but I am not seeing anybody raising your hand
908 at this time.

909 **DANA LEVENBERG:** Okay. So thank you for that. And double checking. I
910 can also figure out if you push participants for me on my Mac, for whatever
911 reason, if I click on participants, then it lists everybody on the side of the
912 screen and at the bottom of that screen is a place where you can raise your
913 hand. I'm just going to tell you because that's different on my screen. Okay,
914 so next up, we are going into our Board Resolutions and I would ask that
915 our Deputy Clerk Martha Quituisaca please help us reading through these
916 resolutions.

917 **MARTHA QUITUISACA:** Okay. Approval of minutes Regular Meeting April
918 14 2020 resolved at the Town Board of the Town of Ossining hereby
919 approves the April 14 2020 minutes of the Regular Meeting, as presented.

920 **DANA LEVENBERG:** Do I have a Motion?

921 **ELIZABETH FELDMAN:** So moved.

922 **NORTHERN WILCHER:** Second.

923 **DANA LEVENBERG:** All those in favor?

924 **DANA LEVENBERG, GREG MEYER, NORTHERN WILCHER,**
925 **ELIZABETH FELDMAN, JACKIE SHAW:** Aye.

926 **DANA LEVENBERG:** Any opposed? Anybody abstaining? Fantastic.

927 **MARTHA QUITUISACA:** Approval of voucher detail report April 28 2020
928 resolved that the Town Board of the Town of Ossining hereby approves the
929 voucher detailed report data April 20 2020 and the amount of \$297,163 and
930 72 cents.

931 **ELIZABETH FELDMAN:** So moved.

932 **NORTHERN WILCHER:** Second.

933 **DANA LEVENBERG:** Okay, all those in favor?

934 **DANA LEVENBERG, GREG MEYER, NORTHERN WILCHER,**
935 **ELIZABETH FELDMAN, JACKIE SHAW:** Aye.

936 **DANA LEVENBERG:** Any opposed? Yeah.

937 **MARTHA QUITUISACA:** Tax payment plans to Waller Avenue. Whereas
938 the Town of Ossining is required to collect Town/County school taxes for
939 the municipality with the uncollected taxes and whereas the receiver of
940 taxes has been approached by property owner requesting a short term
941 payment plans for the property of 2 Waller Avenue. Tax personal
942 designation ID number 97.7-3-5 and whereas the town board pursuant to
943 Article Five of the Ossining Town Code as authorized by Section 1184 the
944 New York real property tax law before entering a final judgment made,
945 which are parcel for which payment are Real Property Tax delinquent from
946 a foreclosure proceeding and enter into an agreement of all delinquent
947 taxes as well as interest and penalties and does occasionally grant such a
948 plan and has the discretion to accept or reject any proposal by residential
949 property owner providing the owner meets the eligibility requirements set
950 forth in Section 180-17 of the town code and the payment plan conforms to
951 the requirements for such a payment plan sent forth in Section 180-18 of
952 the Town Code.

953 **MARTHA QUITUISACA:** Now therefore be resolved that the Town Board
954 of the Town of Ossining hereby grants the aforementioned payment plan
955 which terms comply with the Town Code to this property owner who has
956 been determined to be eligible with the understanding that sets no
957 precedent going forward for this or any other property in the future.

958 **DANA LEVENBERG:** Do I have a Motion?

959 **JACKIE SHAW:** So moved.

960 **ELIZABETH FELDMAN:** Second.

961 **DANA LEVENBERG:** So, from time to time our Tax Receiver will request
962 that the Town Board enter into a payment plan with the taxpayer who may
963 be on their way to have in their home foreclosed upon by the Town. That is
964 the case for the property at 2 Waller Avenue. So we are happy to be able to
965 offer this payment plan to recoup unpaid taxes will also allowing this
966 property owner to keep ownership of their property. Thank you to our tax
967 receiver Holly Perlowitz for helping out our taxpayers, while still keeping the
968 payments coming into the town. Any questions? Discussion? All those in
969 favor?

970 **DANA LEVENBERG, GREG MEYER, NORTHERN WILCHER,**
971 **ELIZABETH FELDMAN, JACKIE SHAW:** Aye.

972 **DANA LEVENBERG:** Anybody opposed? Any abstentions? Okay. Moving
973 along.

974 **MARTHA QUITUISACA:** Opting into Westchester County tax program
975 established by Executive Order to 202.22 whereas on April 21 [UNCLEAR]

976 **DANA LEVENBERG:** Martha? Martha?

977 **MARTHA QUITUISACA:** Yes?

978 **DANA LEVENBERG:** I can't -

979 **MARTHA QUITUISACA:** Yes?

980 **DANA LEVENBERG:** We can't hear you when you get too close to the
981 screen, for some reason, like you get very muffled. Can you just, I don't
982 know why. Yeah, that's better. I don't know, for whatever reason, when you
983 move closer to your screen, it's hard to hear you. So if you could just start
984 back-

985 **MARTHA QUITUISACA:** Okay, I'll go there?

986 **DANA LEVENBERG:** Great, thanks.

987 **MARTHA QUITUISACA:** [UNCLEAR]

988 **DANA LEVENBERG:** Oh see right there. That's not good.

989 **MARTHA QUITUISACA:** [UNCLEAR]. Okay.

990 **DANA LEVENBERG:** That's good.

991 **DANA LEVENBERG:** Sorry, I don't know why -

992 **MARTHA QUITUISACA:** I'm on a new computer today. I'm on a new
993 computer so that -

994 **DANA LEVENBERG:** Okay.

995 **MARTHA QUITUISACA:** - That may be throwing me off.

996 **DANA LEVENBERG:** Okay, good. Thank you.

997 **MARTHA QUITUISACA:** Okay, okay. From the beginning: Opting into
998 Westchester County tax program established by Executive Order 202.22.
999 Whereas an April 20 2020 Governor Cuomo issued Executive Order
1000 202.22 related to the COVID-19 pandemic that included at the request of
1001 Westchester County Executive Latimer, the suspension of real property tax
1002 law 1512 candidacies law and Westchester County tax law 283.21 and
1003 283.221, to the extent necessary to allow relief from certain requirements
1004 related to the town, city, and county taxes due on April 30 2020, EO
1005 202.22; and

1006 **MARTHA QUITUISACA:** Whereas EO to 202.2 authorizes the Town
1007 Supervisor to waive the penalties for late payment of town and county
1008 taxes for payments made by July 15 2020 if the taxpayer qualifies for a
1009 hardship due to COVID-19 based upon the criteria to established by
1010 County Executive Latimer Hardship Waiver; and

1011 **MARTHA QUITUISACA:** Whereas a hardship waiver compliments the law
1012 passed by the County Board of Legislators on April 17 2020. And which the
1013 Town understands will be signed into law by County Executive Latimer.
1014 Which law amends Westchester County tax law statute 283.221 to
1015 substantially reduce the penalties of late payments of town and county
1016 taxes for payments received by July 15 2020 for all taxpayers regardless of
1017 whether the taxpayer qualifies for the hardship waiver; and,

1018 **MARTHA QUITUISACA:** Whereas Executive Order 202.22 also authorizes
1019 County Executive Latimer to negotiate with an - individual cities and towns,
1020 which are required by law to provide 60% of the county tax forms the
1021 County and May 25 2020 to provide a lesser percentage or the County tax
1022 line by May 25 2020 provided the municipalities, making the hardship
1023 waiver available to its eligible taxpayers county payment negotiation and

1024 **MARTHA QUITUISACA:** Whereas, while the Town does not yet know if it
1025 will need to avail itself of the county payment negotiation, the Town Board
1026 decides to reserve, it's right to do so. If need be based upon the Town's
1027 financial circumstances as the May 25 2020 deadline approaches; and

1028 **MARTHA QUITUISACA:** Now therefore be resolved the Town Board
1029 hereby adopt the hardship waiver established by Executive Order 202.22
1030 and authorizes the Supervisor, the Town Receiver of Taxes and

1031 necessarily town staff and offices to establish and implement a procedure
1032 for the administration of the hardship waiver in the Town; and

1033 **MARTHA QUITUISACA:** Be it further resolved the Town Board hereby
1034 authorizes the Supervisor to notify the County Executive Office of the
1035 Town's preliminary intention to participate in the county payment
1036 negotiation, the necessity of which the Town Board shall continue to
1037 evaluate as the May 25 2020 deadline approaches.

1038 **DANA LEVENBERG:** Do I have a motion?

1039 **ELIZABETH FELDMAN:** So moved.

1040 **UNCLEAR:** Second.

1041 **CHRISTIE ADDONA:** Supervisor?

1042 **DANA LEVENBERG:** Yes?

1043 **CHRISTIE ADDONA:** If I could just - Can we do a friendly amendment?

1044 **DANA LEVENBERG:** Friendly amendment, yes. The County Executive did
1045 actually sign -

1046 **CHRISTIE ADDONA:** Yes, yes since this resolution was drafted. And I just
1047 confirmed on his website, the - the law that reduces the interest rates for
1048 everyone, the penalties for everyone, by July 15 was indeed signed into
1049 law.

1050 **DANA LEVENBERG:** Yes, I believe that happened on Monday, and we're
1051 grateful for the County Executive and the County Legislators, for coming up
1052 with a plan that helps all taxpayers, even if they can't or don't seek to prove
1053 hardship, as well as those who in fact can prove hardship to waive
1054 penalties entirely as long as you pay by July 15. So as mentioned before, I
1055 think I talked through all the details and the details have also been outlined
1056 in the resolution, there is more information on our town website, about this,
1057 and you can feel free to reach out to our offices and 762-6001 if you cannot
1058 find that information and would like to. But once again, we ask that you if
1059 you are going to be taking advantage of the hardship waiver that you turn
1060 your - your form in to certify that you fill the necessary requirements to
1061 obtain it with your tax payment by July 15. If - again if you don't and you

1062 pay –and you pay your taxes late, you're going to pay that was very
1063 reduced penalties. And all those in favor?

1064 **DANA LEVENBERG, GREG MEYER, NORTHERN WILCHER,**
1065 **ELIZABETH FELDMAN, JACKIE SHAW:** Aye.

1066 **DANA LEVENBERG:** As amended. Anybody opposed?

1067 **DANA LEVENBERG:** Wonderful. Very grateful to be able to partner with
1068 our friends in the county to offer that to everybody. Okay, so next up, we
1069 are on to Resolution B.

1070 **MARTHA QUITUISACA:** Amending payment plan for delinquent taxes or
1071 48 Gordon on you, whereas due to the COVID-19 pandemic and the
1072 related restrictions on business operations, many taxpayers are suffering
1073 financial hardship due to the loss of employment and or other income; and

1074 **MARTHA QUITUISACA:** Whereas, as a result, the Federal and New York
1075 State governments have extended the deadline for finding income tax
1076 returns, and if applicable, paying the outstanding amount owed until July 15
1077 2020 and the New York State in Westchester County governments have
1078 eliminated or substantially reduced the penalties on late payment of town
1079 and county real Property taxes for payments received by July 15 2020; and

1080 **MARTHA QUITUISACA:** Whereas, pursuant to real property tax law
1081 statute 1184 in Town Code, Chapter 180, Article 5, the Town is authorized
1082 to enter into agreements for payment plans for taxpayers delinquent and
1083 the real property taxes and requires monthly payments in order to satisfy
1084 the outstanding real property tax obligation; and

1085 **MARTHA QUITUISACA:** Whereas the Town Board previously authorized
1086 the Town Receiver of Taxes to enter into a payment plan with the owner of
1087 40 Gordon Avenue in New York (the property) for the payment of
1088 delinquent real property taxes; and

1089 **MARTHA QUITUISACA:** Whereas the property owner contacted the Town
1090 Receiver of Taxes and advised that they are suffering financial hardships to
1091 the current - due to the COVID-19 pandemic and requested a modification
1092 to the payment plan to delay the deadline, the payments will be made
1093 under the plan; and

1094 **MARTHA QUITUISACA:** Whereas, the Town does not generally entertain
1095 modifications to the payment plans. It is not obligated to do so under law.
1096 Due to the extraordinary and unprecedented circumstances surrounding
1097 the economic impact of COVID-19 pandemic and the fact that action has
1098 been taken at a Federal, State, and County levels to eliminate or
1099 substantially reduce the burden of taxpayer - taxpayers to pay income and
1100 real property taxes until July 15 2020, the Town Board believes it is
1101 appropriate and warranted in this situation to provide the property owner
1102 with relief in line with that provided at the higher levels of government; and

1103 **MARTHA QUITUISACA:** Now therefore be it resolved upon - upon the
1104 owner of 48 Gordon Avenue submitting a signed contract certification and
1105 the form provided by the Town based upon the criteria established by the
1106 Westchester County Executive, the Town Board hereby authorizes the
1107 Town Receiver of Taxes to enter into amendment - into an amended
1108 agreement for a payment plan for the delinquent real property taxes for 48
1109 Gordon Avenue, which agreement shall make the deadline for the next
1110 payment July 15 2020 and subsequent payments shall be made on or
1111 before the 15th of every month thereafter, until the outstanding obligation
1112 has been satisfied; and

1113 **MARTHA QUITUISACA:** Be it further resolved the Town Board is
1114 authorizing this action based upon the extraordinary and unprecedented
1115 circumstances of the COVID-19 pandemic and the actions taken at the
1116 Federal, State and County level to alleviate tax burdens on taxpayers until
1117 July 15 2020 and this authorization should not establish a precedent for this
1118 property owner or any other property owners going forward and seeking a
1119 leave from their delinquent tax payment plan obligations or general tax
1120 obligations; and

1121 **MARTHA QUITUISACA:** Be it further resolved and authorizing this action
1122 the Town Board does not waive any rights or remedies available to it under
1123 the original payment plan, State law, or local law hereby expressly
1124 reserves the right to take any action or utilize any remedies and
1125 enforcement mechanisms available to the town under the law at any time in
1126 the future.

1127 **DANA LEVENBERG:** Do I have a Motion?

1128 **NORTHERN WILCHER:** So moved.

1129 **JACKIE SHAW:** I second.

1130 **ELIZABETH FELDMAN:** Second.

1131 **DANA LEVENBERG:** So our Receiver of Taxes was also approached by
1132 property owner that currently has a payment plan because they recently
1133 lost their primary source of income as a result of COVID-19, so following
1134 the model from our state and federal governments, we have decided to
1135 offer this taxpayer, the opportunity to delay payment until July 15 much in
1136 line with the hardship waiver, provided that they can certify hardship in
1137 accordance with the criteria set forth by the County Executive.

1138 **DANA LEVENBERG:** Any questions for further discussion?

1139 **DANA LEVENBERG:** All those in favor?

1140 **GREGORY MEYER, JACKIE SHAW, ELIZABETH FELDMAN,**
1141 **NORTHERN WILCHER:** Aye.

1142 **DANA LEVENBERG:** Any opposed? Fantastic.

1143 **DANA LEVENBERG:** Correspondence to be received and filed. We have
1144 none. And so we get to our visitor recognition, at which point we are going
1145 to ask you to limit your recognized responses to four minutes as we usually
1146 do. And if you could again find the “raise hand” feature on the app - the
1147 zoom app and raise your hand if you would like to speak and then Victoria
1148 Cafarelli will unmute you in the order in which you raise your hands.

1149 **DANA LEVENBERG:** Don't all raise your hands at once. I see that we have
1150 some members of our village board have - have joined us, obviously, some
1151 have come and some have gone, but thank you for doing that. We
1152 appreciate it. And we know that you've also been getting very many
1153 questions, so please feel free. If you do have any additional questions to
1154 ask them now. And...

1155 **VICTORIA CAFARELLI:** Oh? Yeah.

1156 **DANA LEVENBERG:** Do we have somebody?

1157 **VICTORIA CAFARELLI:** We do. Hold on. Sorry.

1158 **DANA LEVENBERG:** Oh.

1159 **VICTORIA CAFARELLI:** Okay, I'm...

1160 **DANA LEVENBERG:** Just a little

1161 **VICTORIA CAFARELLI:** Trustee Lopez. I think you are unmuted.

1162 **OMAR LOPEZ:** Good evening council. How are y'all?

1163 **DANA LEVENBERG:** Good. And how are you, Mr. Lopez.

1164 **OMAR LOPEZ:** Good. Well, thank you very much. So I have two items that
1165 I wanted to bring to your attention. First, I appreciate the update from Mr.
1166 Gonzalez on the reassessment. I - The information will go out to the
1167 community and I'm sure folks will find it helpful. I do want to underscore, a
1168 lot of the messages that I've gotten have been not only in terms of the
1169 content of the reassessment which Mr. Gonzalez spoke to this evening, but
1170 also in terms of the process and communication. And there's a lot of pain
1171 and indignation in the community right now with this and I recognize that
1172 there's a lot that's out of our hands in terms of the law. What I - my hope is,
1173 is that moving forward, should something like this happen again, that there
1174 is a lesson learned by all of us, and I'll include myself as part of this, as a
1175 person that can share information with the public about how some of the
1176 things that we need to do as municipality needs to move forward, may
1177 negatively impact folks.

1178 **OMAR LOPEZ:** Or maybe land in a way that's not great or whatever else.
1179 My main point being, could we have seen this coming. What can we learn
1180 from this for next time as folks in the public? That's number one response.
1181 And if the spirit moves you, or not, but I did want to pass on the feelings
1182 that I've been getting from folks. And number two is if you are wondering if
1183 you had any updates, any questions that I asked recently on the website?
1184 The Town website with respect to minutes and agendas and things like
1185 that?

1186 **DANA LEVENBERG:** That's actually - I'm going to leave that to Victoria
1187 Cafarelli because I know that we were trying to get some answers to those
1188 questions.

1189 **VICTORIA CAFARELLI:** Yeah, so all of the most recent minutes that have
1190 been approved - except for the minutes that were just approved minutes
1191 ago by the Town Board - have been posted to the town website. And I
1192 apologize, we're a little bit behind on that. We are exploring some new
1193 options for our website. I was hoping those would come online, a little bit

1194 sooner than they have. Of course because of situation we're in now, some
1195 of those projects had to be put to the back burner. We're hoping that when
1196 we can make those improvements and some of these items will be more
1197 accessible to the Town - to the residents of the town and anybody who's
1198 interested in looking at them.

1199 **VICTORIA CAFARELLI:** If I remember correctly, I don't have your email
1200 right in front of me, but you were looking for some of the work session
1201 agendas. Those are posted on the website, you know if there's something
1202 that you're looking for. You can certainly feel free to reach out to me and I
1203 can share that with you, but all of the agendas are posted on the Friday
1204 night before for work sessions or town board meetings. So if there was
1205 something that you might have had a little bit of a hard time locating just
1206 reach out to me and I'm happy to help.

1207 **OMAR LOPEZ:** Thank you kindly.

1208 **DANA LEVENBERG:** And as far as lessons learned, in terms of sensitivity
1209 to public situations. I am sure that we can all learn lessons and I do know
1210 that we had been doing our very best to keep the public apprised of the
1211 timing of all of this, of course, it is unfortunate, but as you heard, you know,
1212 we do - we did have deadlines to continue to meet that were only extended
1213 I think really as of last week's Executive Order which gave us the
1214 opportunity to push back the filing of the tentative roll. So we were doing
1215 our best to be sensitive, sometimes that can backfire on you, in which case
1216 you know some - somebody might think it did because if we had actually
1217 come out with this earlier, but that could have also just been as bad or
1218 worse. So it's, it's hard to know, hindsight is 2020.

1219 **DANA LEVENBERG:** We can always do better in communication, there is
1220 no doubt about that. I can't imagine anybody ever thinking that they do a
1221 perfect job of communicating, but we do try our best with a variety of forms
1222 and will continue to do so and we appreciate all the help that the Village
1223 gives to the town and hopefully we give back right back to you.

1224 **OMAR LOPEZ:** Of course, one - one last piece that I want to add to the
1225 agenda is that I saw the video that you record it in the fall with - about this
1226 project and found it quite helpful. And I - I only found out about the video
1227 after folks got the letter. And so, and before I got into office and something
1228 we didn't have the same kind of communication. Then, but if there's

1229 anything like that I'm [UNLCEAR] push it out to folks are aware of the work
1230 that y'all are doing to get the word out.

1231 **DANA LEVENBERG:** Thanks so much.

1232 **ELIZABETH FELDMAN:** Yeah, I did say, you know, like you said there, we
1233 did do a video in the fall, we've been talking about this for over a year. But
1234 most people don't pay attention to us until the actual assessment comes
1235 and we like we said, we've been working on this for over a year and we
1236 can't stop the timing as unfortunate as it is, but we can all assuredly work
1237 harder at getting the word out about when these things are coming,
1238 especially to our colleagues in the Village and to our taxpayers. So, lessons
1239 learned.

1240 **DANA LEVENBERG:** Anybody else would like to raise a hand? Or looking
1241 for hand raising?

1242 **DANA LEVENBERG:** Okay.

1243 **VICTORIA CAFARELLI:** Just...

1244 **DANA LEVENBERG:** No more hands right? Okay. All right. Fantastic.

1245 **DANA LEVENBERG:** Okay, well, I want to thank everybody for their
1246 participation in this meeting, for taking the time to listen this evening. I'm
1247 hoping the fact that there were not a lot of people who stayed on til what I
1248 don't think is that much of a bitter end, since it was probably only 10
1249 additional minutes, that you got a lot of your questions answered by Mr.
1250 Gonzalez tonight. I appreciate, Fernando, your time - taking the time to kind
1251 of take us all through the process again and – and I, and again, you know,
1252 we can we can try to do you know if we continue to get a lot of questions
1253 that seem to be the same types of questions. I was thinking of just pulling
1254 out that segment of the meeting and seeing if we can make that just a
1255 separate YouTube video to make it easy to share. And again, Trustee
1256 Lopez, that might be another way, I know you're still listening, to share out
1257 the information of some of the frequently asked questions that we get about
1258 the process and you know how we went through it and I think maybe that
1259 would be a good idea.

1260 **DANA LEVENBERG:** And we can think about if there continue again to
1261 meet many more questions after tonight. Other ways to get that information

1262 out as well. So thank you again, one and all thanks to everybody for your
1263 patience, your tolerance. We know that is such a hard time right now. We
1264 continue to really to lose people in our midst every day that make an
1265 impression on us that we love. Who we don't know, but, or, you know, we
1266 know that they're not able to be with their loved ones right now and our
1267 hearts go out to everybody right now muddling through this very, very, very
1268 difficult time we just hope you get a chance to appreciate a few of the Silver
1269 Linings. We know that there are a few Silver Linings along the way.

1270 **DANA LEVENBERG:** And I know that for - for myself, but just except for
1271 tonight when they were eating loudly in the background. I have been able
1272 to eat dinner with my family literally almost every single night. And that is a
1273 blessing and I hope that all of us have some of those blessings as well,
1274 have a wonderful week we will see you next week. I'd like to take a motion
1275 to adjourn into Executive Session for contracts and, I don't think we have
1276 any personnel items this evening and I think, council.

1277 **DANA LEVENBERG:** And that would be it for that Motion. Anybody?

1278 **JACKIE SHAW:** So moved.

1279 **ELIZABETH FELDMAN:** Second.

1280 **DANA LEVENBERG:** All those in favor?

1281 **DANA LEVENBERG, JACKIE SHAW, NORTHERN WILCHER, GREG**
1282 **MEYER:** Aye.

1283 **DANA LEVENBERG:** I have a wonderful weekend we will see you back at
1284 the same zoom bat channel next week for our work session Tuesday
1285 evening at 730 goodnight.