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**NEW YORK STATE HOMES AND
COMMUNITY RENEWAL**

**Nassau County RGB Non-Public Hearing
Held Via Zoom and Teleconference
Tuesday, September 8, 2020
7:05 p.m.**

1 [START RECORDING]

2 MR. MICHAEL MILLER: All right, ladies and
3 gentlemen, welcome to the certification hearing of the
4 Nassau County Rent Guidelines Board. I'd like to give
5 this opportunity -- hopefully everybody had a good Labor
6 Day holiday, and despite the pandemic, I'm going to go
7 ahead and introduce the members of the Board.

8 Go ahead, please, starting with -- starting on the
9 bottom of the list up.

10 MR. ROBERT RYCHLOWSKI: Barry?

11 MR. MILLER: Barry, it's up to you.

12 MR. BARRY STEIN: Okay. Barry Stein, owner
13 representative.

14 MR. MILLER: Robert?

15 MR. RYCHLOWSKI: Robert Rychlowski, tenant
16 representative.

17 MR. MILLER: Martin?

18 MR. MARTIN MELKONIAN: Marty Melkonian, public
19 member.

20 MR. MILLER: Adam?

21 MR. ADAM MAHONEY: Adam Mahoney, public member.

22 MR. MILLER: Cathryn?

23 MS. CATHRYN HARRIS-MARCHESI: Cathryn Harris-
24 Marchesi, tenant member.

25 MR. GARRETT GRAY: Garrett Gray, public member.

1 MR. MILLER: Andy?

2 MR. ANDY COHEN: Andy Cohen, owners member.

3 MR. MILLER: Jeannetta?

4 MS. JEANNETTA ALEXANDER: Jeannetta Alexander,
5 public member. I'm sorry, guys. I can't figure out my
6 camera, and I combed my hair too.

7 MR. STEIN: Jeannetta, Barry Stein. We recognize
8 your voice. Don't worry.

9 MS. ALEXANDER: All right.

10 MR. MILLER: My name is Mike Miller. I'm a public
11 member. I'd like to introduce members of the Board -- of
12 DHCR. Go ahead, please.

13 MR. JAMES FERRARA: James Ferrara, associate
14 attorney.

15 MR. MICHAEL GUTTENTAG: Michael Guttentag, associate
16 attorney as well -- I mean senior attorney. I apologize.

17 MR. MILLER: And that's all right. Well, again,
18 welcome, everyone. As you know, there's no public
19 comments today. So let me jump right in again. I hope
20 everybody has been safe, had a good Labor Day holiday,
21 and despite the pandemic, had no serious losses or
22 sickness in your families or anyone close to you as we,
23 you know, practice what the CDC guidelines recommend.

24 So have you all had a chance to go over the minutes
25 of the last meeting?

1 MS. ALEXANDER: Yes.

2 UNIDENTIFIED SPEAKER: Yes.

3 MR. MILLER: Beautiful. Do I have a motion to
4 accept the minutes? State your name.

5 MR. GRAY: Garrett Gray, motion.

6 MR. MILLER: Second?

7 MS. HARRIS-MARCHESI: Cathryn Harris-Marchesi,
8 second.

9 MR. MILLER: All in favor, aye, raise your hands for
10 the camera.

11 IN UNISON: Aye.

12 MR. MILLER: Okay. Great. All right. As you know,
13 tonight's meeting is to certify the guidelines that was
14 passed. We're covering to be effective October 1, 2020,
15 and, of course, the two-year September 30th, 2021.

16 Ladies and gentlemen, I need you to speak into your
17 mics. All in favor, based on what was discussed, we'll
18 go down the line in the same manner we did to the
19 introductions so we have it on record, please.

20 MR. COHEN: Can I just ask a question first?

21 MR. MILLER: Sure.

22 MR. COHEN: Are we -- we're certifying the vote
23 that -- that's how it was voted, right?

24 MR. MILLER: That is correct, sir.

25 MR. COHEN: Okay. That's fine.

1 MR. MILLER: Okay. Barry, we'll start with you.

2 MR. STEIN: I certify my vote yes.

3 MR. MILLER: Robert?

4 MR. RYCHLOWSKI: I certify my vote as yes.

5 MR. MILLER: Martin?

6 MR. MELKONIAN: Certify my vote as yes.

7 MR. MILLER: Cathryn?

8 MS. HARRIS-MARCHESI: I certify my vote as yes.

9 MR. MILLER: Garrett?

10 MR. GRAY: I certify my vote as yes.

11 MR. MILLER: Andy?

12 MR. COHEN: I certify my vote as yes.

13 MR. MILLER: Jeannetta?

14 MS. ALEXANDER: Jeannetta Alexander, I certify my
15 vote as yes.

16 MR. MILLER: I do also certify the vote as yes.

17 Thank you all, ladies and gentlemen.

18 I, Michael Miller, as Chairman of the Board of the
19 Nassau County Rent Guidelines Board, do hereby certify
20 that the attached guidelines and findings under the
21 Emergency Tenant Protection Act of 1974, Chapters 576,
22 Law of 1974, as amended, for leases commencing between
23 October 1, 2020, and September 30, 2021, is the original
24 thereof adopted by a majority of the Nassau County Rent
25 Guidelines Board on September 29, 2020, and filed with

1 the New York State Division of Housing and Community for
2 New York. Signed Chairman Michael Miller. I have just
3 signed for the record. If you want to see it, it's now
4 signed.

5 Any other --

6 MR. FERRARA: Okay. Thank you, Michael. I'm just
7 going to read the Governor's directive to just -- for a
8 moment, please.

9 MR. MILLER: That's all right. So it's early.

10 MR. FERRARA: That's all right. This is James
11 Ferrara, and for the record, in response to the
12 Governor's directive to take every effort to keep New
13 Yorkers safe and mitigate the spread of COVID-19, and
14 pursuant to Executive Order 202-1 and its updates which
15 allow for the suspension of the open public meetings law,
16 the Nassau County Rent Guidelines Board is conducting
17 this hearing to certify the rent adjustments for leases
18 commencing on October 1st, 2020, through September 30th,
19 2021, via Zoom and teleconference. Please note that the
20 hearing will later be transcribed, and the public will
21 have the ability to view the transcript, which will be
22 posted on DHCR's website for the Office of Rent
23 Administration under the public hearings section. Thank
24 you.

25 MR. MILLER: Thank you, Counsel. And, of course,

1 that's retroactive to everything we just discussed.

2 MR. FERRARA: Yes.

3 MR. MILLER: Are there any other matters? No.

4 Having said that, do I have a motion for adjournment?

5 State your name, please.

6 MR. STEIN: Barry Stein, motion to adjourn.

7 MR. MILLER: All right. Seconded by?

8 MS. HARRIS-MARCHESI: Cathryn Harris-Marchesi.

9 MR. MILLER: Thank you. All in favor, raise your
10 hands and say aye.

11 IN UNISON: Aye.

12 MR. MILLER: Thank you all for your service. We
13 certainly appreciate you, and on behalf of New York State
14 and the people, Nassau County, and everyone, be safe, and
15 we look forward to seeing you all next year.

16 MR. STEIN: Same to you, Michael.

17 MR. MAHONEY: Be safe, everyone.

18 MR. MILLER: We appreciate your service, Michael and
19 James, as well as your team.

20 MR. FERRARA: Okay. Thank you very much, Michael.

21 MR. MILLER: My pleasure, sir.

22 MR. FERRARA: Okay.

23 [END RECORDING]

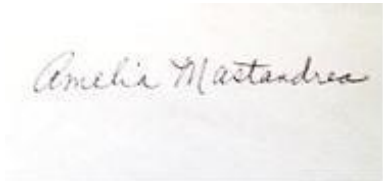
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C E R T I F I C A T I O N

The prior proceedings were transcribed from audio files and have been transcribed to the best of my ability. I further certify that I am not connected by blood, marriage or employment with any of the parties herein nor interested directly or indirectly in the matter transcribed.

Signature



Date September 10, 2020

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