



Valley Stream UFSD Thirteen

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Constance D. Evelyn, Superintendent of Schools

September 29, 2016

Dear Community Residents,

As your elected Board of Education, we are writing to share information with you concerning the Green Acres Mall PILOT and the fiscal impact on our local tax payers.

Through an agreement reached with the Town of Hempstead Industrial Development Agency (IDA), the Green Acres Mall has received a tax exemption in the form of a payment in lieu of taxes (PILOT) beginning with the 2016-2017 school year. Consequently, the Green Acres Mall has been removed from the Nassau County tax assessment roll. Future calculations of the apportionment of the Central High School District's expenditures among the Valley Stream Elementary School Districts will no longer include the Green Acres Mall properties.

As a result of this action, Green Acres Mall will be paying **significantly less** this year than they would have paid in real property taxes the previous year. As noted, PILOT agreements are developed by the local Industrial Development Agency (IDA); therefore school districts are not parties to these agreements. This outside agreement is causing a shift of the property tax burden resulting in Class 1 homeowner's tax base to pick up the reduction from the Class 4 commercial tax base. The amount of the voter-approved budget for District 13 and the Valley Stream Central High School District has not changed for the 2016-2017 school year. What is changing is the Green Acres Mall property tax reduction is being reapportioned to the Class 1 homeowner's tax base.

Last week, our District along with the other component districts in Valley Stream, met with representatives from the County Assessor's Office, Senator Kaminsky, Assemblyman Curran, and Assemblywoman Solages. We were provided with updated information about the Green Acres Mall PILOT. According to the Nassau County Assessor's Office, the average tax bill in District 13 will increase by approximately 4.6%, District 24 approximately 5.2%, and District 30 approximately 12.2%. **Please be assured that this is not a decision of the school district.** Also, final tax bills for residents are determined by the County Assessor's Office, not the school district.

We are in continued contact with our elected officials to advocate for change in the way that PILOTs are granted and their impact on school districts. As your Board of Education, we will continue to do all that we can to ensure sound fiscal management and advocate for issues that make a real difference in the community. We will also continue to keep you informed of any progress, or as more information is made available.

For more information regarding property taxes, please contact the Nassau County Department of Assessment (516) 571-1500. For additional information on District 13 financials, please contact our Assistant Superintendent for Business and Human Resources, Gerard Antoine at (516) 568-6110.

Sincerely,

William P. Stris
President, Board of Education

Vinny Pandit
Vice President

Trustees
Frank Chiachiere, Ph.D.
Sean Douglas, Ph.D.
Patricia Farrell
Antoinette Pomerantz
Milagros Vicente

Constance Evelyn, Superintendent