

It is acknowledged and appreciated that the various elected representatives serving the hosting communities of [Belmont Park](#) agreed to cooperatively participate in the public forum in a bipartisan manner.

It is therefore important for the panel members to recognize that the State of New York is the actual and full landlord of the over 445 acres which make up the [Belmont Park](#) campus. As elected representatives serving in Albany, the panel members were urged to embrace and take a proactive role in the operations and activities taking place at their [Belmont Park](#) property, especially in preparing any formal Request for Proposals [“RFP”].

The Floral Park [Belmont Park](#) Task Force has been an active participant in the ongoing dialogue for many years, and the Village of Floral Park has outlined its vision of [Belmont Park](#) clearly and consistently through its 10 point Statement of Principles which Floral Park Trustee Kevin Fitzgerald, the village liaison on the Task Force reaffirmed and highlighted several of its bullet points during his remarks. They were first described by Floral Park Trustee Jim Rhatigan, whose memory and passionate care for his Floral Park community we continue to honor. Those ten cornerstone concepts need to be acknowledged and embraced by the State of New York as guiding principles for the preservation and improvement of [Belmont Park](#).

FLORAL PARK STATEMENT OF PRINCIPLES

- I. COMMUNITIES THAT PROVIDE SO MUCH DESERVE MUCH IN RETURN
- II. PRESERVE AND PROTECT RACING AND OUR COMMUNITIES ALIKE
- III. PLAN AND PROVIDE NEW STATE OF THE ART INFRASTRUCTURE
- IV. NEW AFTER SUNSET RACING FUNDS MADE HERE MUST STAY HERE FIRST
- V. PLAY BY THE SAME RULES AND 'PONY UP' A FAIR SHARE
- VI. SAFETY AND SECURITY IS A NECESSITY NOT A LUXURY
- VII. BE A GOOD NEIGHBOR TO YOUR NEIGHBORS
- VIII. BE AN ECONOMIC ENGINE FOR YOUR COMMUNITIES
- IX. BE A PART OF, INSTEAD OF APART FROM, YOUR NEIGHBORING COMMUNITIES
- X. TRANSPARENT RESPONSIVE OVERSIGHT CREATES COMMUNITY TRUST

COMMUNITIES THAT PROVIDE SO MUCH DESERVE MUCH IN RETURN

- I. The neighboring hosting communities that shoulder the greatest burdens are to be guaranteed the greatest benefits.

PRESERVE AND PROTECT RACING AND OUR COMMUNITIES ALIKE

- II. The neighboring communities support the preservation and fostering of the world class premier thoroughbred racing facilities within their neighborhood. The communities encourage the protection and incorporation of all buildings and landscaped features of historic, architectural or cultural significance into the local communities visioning, economic or historic planning.

PLAN AND PROVIDE NEW STATE OF THE ART INFRASTRUCTURE

- III. In order to achieve that goal, there must be a plan in place for a state of the art infrastructure and facilities worthy of being called the nation's premier venues for thoroughbred racing and a source of community pride. Such modernization of the infrastructure must encompass and be projected into the surrounding neighborhoods in which such world class entertainment facilities are situated. This includes a complete updated inventory and evaluation for updating of roads, state of the art water, sewer, water

recharge basins and electrical systems both within and surrounding these facilities. The creation of a municipal utility microgrid co-generation clean energy facility encompassing the four incorporated villages of Floral Park, South Floral Park, Bellerose and [Stewart Manor](#), as well as the Elmont Economic Development Zone adjacent to [Belmont Park](#).

From user friendly sidewalks and lighting to new estate fencing, the facilities must be able to compete with and be comparable to the support already provided or committed to other major entertainment facilities in the State of New York such as the newer Major League Baseball facilities at Yankee Stadium in the Bronx, the New York Mets' at Citi-Field and the professional tennis venues at Flushing Meadows Queens and the National Basketball Association venue in Brooklyn. A state of the art multi-media center that can be utilized to support NYRA's television operations, the hosting of nationally broadcasted racing events such as the Belmont Stakes and the Breeder's Cup that also could be made available and utilized by the local communities' Four Village Studios should also be created.

NEW AFTER SUNSET RACING REVENUES MADE HERE MUST STAY HERE FIRST

IV. Since newly authorized after sunset racing will now be permitted by the State of New York at [Belmont Park](#), there must be an irrevocable commitment that the three political subdivisions which are hosting these expanded racing operations also receive a benefit and a new dedicated stream of revenue earmarked for their communities, prior to any additional funds being distributed outside of those neighboring communities. One way to ensure the three hosting political subdivision communities of Nassau County, the [Town of Hempstead](#) and the Village of Floral Park all get their fair share is to require that each receive at least 2.5 percent of the revenues of all racing or events taking place after sunset.

PLAY BY THE SAME RULES AND 'PONY UP' A FAIR SHARE

V. These facilities are NOT an island, but are an integral part of the communities in which they are located. They should be subject to the SAME rules as their neighbors, including zoning, employment, housing codes, regulations and police oversight. The facilities should therefore contribute their FAIR SHARE for the services and infrastructure their neighboring communities make available to the facilities. This includes amounts for police, fire and sanitation services, either through actual property taxes or a similar amount even if a tax exempt status is present. An iron-clad Payment in Lieu of Taxes [PILOT] agreement guaranteeing such a revenue stream to surrounding local political subdivisions, including the central high school and elementary school districts, should be completed.

SAFETY AND SECURITY IS A NECESSITY NOT A LUXURY

VI. The safety and security for the facilities and their neighboring communities must be maintained and increased. Safety includes the safe inflow and outflow of traffic to and from the facilities whether the sites are hosting an event or conducting ongoing operations. Security should include use of state of the art technology, including requiring proper identification of all individuals permitted in the non-public areas at the facilities. In addition, as these facilities have already been designated as staging areas should an emergency or natural disaster take place, there must be state of art readiness and facilities in place.

BE A GOOD NEIGHBOR TO YOUR NEIGHBORS

VII. The neighboring communities that have existed in peaceful co-existence with these facilities for decades should have their right to the quiet enjoyment of their neighborhoods respected and continued to be maintained. Those areas that are natural park like settings must continue to be maintained. There must be a comprehensive facilities management plan addressing both modernization and preservation

plans and must include design guidelines, based upon generally acceptable community standards, to be used in the development of individual capital and maintenance projects. Any proposed material change in the nature or time of operations at the facilities must be fully disclosed and reviewed with the neighboring communities prior to such a change.

BE AN ECONOMIC ENGINE FOR YOUR COMMUNITIES

VIII. The facilities must continue to be an economic engine generating jobs and business for the communities in which each is located. It must be ensured that local residents and businesses are protected from any adverse economic impact as a result of activities at the facilities. Local residents should be given preference in hiring at the facilities, and local businesses be given preferred status, including as suppliers, vendors and service providers. Creating an overall business and service center should be considered, with the goal of generating additional economic opportunities for hosting communities.

BE A PART OF, INSTEAD OF APART FROM, YOUR NEIGHBORING COMMUNITIES

IX. The facilities should become an integral presence within the communities in which each is located. This includes the support of and the participation in active civic and volunteer life as a pillar of the neighboring communities in which each facility exists. This includes the support and participation in annual community events and the inclusion of the local communities in events taking place at each facility, including but not limited to, world renowned thoroughbred horse racing events taking place at the facilities. This also includes providing, at little or no cost, water recharge basins or spaces, available facilities and recreational areas to groups and organizations in the surrounding communities.

TRANSPARENT RESPONSIVE OVERSIGHT CREATES COMMUNITY TRUST

X. The neighboring communities must be involved and considered in any significant change of operations or activities at the facilities. The facilities must be subject to formal local oversight and review to consider all proposed additions, renovations or demolitions at the sites. There should be at least one or more locally involved neighbor of [Belmont Park](#) on the NYRA Board of Directors at all times. There should be the establishment of a corporate ethics compliance official and a local community liaison who will be available to the surrounding communities to ensure implementation of both the letter and spirit of this Statement of PRINCIPLES.

It must be recognized that [Belmont Park](#) plays a critical role and place in western Nassau County, particularly with its long time neighbors in Floral Park. While 28 acres of the [Belmont Park](#) campus sit to the south of Hempstead Turnpike, the other over 400 acres are located on Floral Park's side of Hempstead Turnpike. Those 28 acres on the south side of Hempstead Turnpike are now used for 1820 secondary parking spots, mostly to merely store cars, which was the site where the State of New York's Empire State Development Corporation received the proposal to place a soccer stadium for the New York Cosmos. It is important for the State of New York to confirm that those 28 acres would likewise potentially be the site for any proposal for a hockey arena for the New York Islanders.

A number of proposals and suggestions have been made since the State of New York obtained full ownership and control of [Belmont Park](#) in 2008 without dispute from its current tenant the New York Racing Association. As we are all well aware, a whole buffet line of half-baked ideas have been made over the years, from the defunct Cosmos Soccer Stadium to the abandoned Shinnecock Indian Nation and discredited Nassau OTB casinos and all sorts of housing, big box stores and strip mall plans and everything else that has ever been proposed to be dropped onto [Belmont Park's](#) campus.

This piecemeal approach must stop once and for all. Floral Park has always supported the concept of a unified master plan so that [Belmont Park](#) does not become a chaotic hodgepodge due to poor planning. There needs to be a MASTER PLAN for [Belmont Park](#).

Floral Park also continues to believe that [Belmont Park](#) needs to remain the premier home of thoroughbred horse racing in the State of New York, and indeed the entire nation. For over 100 years [Belmont Park](#) and Floral Park have remained friendly and peaceful neighbors and that special relationship needs to be continued and indeed even strengthened by the State of New York.

There has, for example, been the recent significant change by the State of New York to allow after sunset racing at [Belmont Park](#). Right now [Belmont Park](#) has 6 racing patrol and camera towers which are 40 feet high. The recent upgrade of Daytona Speedway for night time racing, for example, required the construction of hundreds of light towers to illuminate the track, and similar lighting structures, either on a temporary or permanent basis, will no doubt be required in [Belmont Park's](#) near future. Such night time activities will also dramatically change the current day time only impact [Belmont Park](#) has on its surrounding communities.

Just as the New York Racing Association and now even the Nassau County OTB derive a guaranteed revenue stream from the activities of Resorts World taking place at Aqueduct Racetrack, the hosting municipalities of [Belmont Park](#) need to be similarly acknowledged and compensated for the after sunset racing which the State of New York is now allowing at [Belmont Park](#). It is urged that the new after sunset revenues created here at [Belmont Park](#) be first shared with the hosting municipalities of Nassau County, the [Town of Hempstead](#) and the Village of Floral Park at a rate of 2.5 percent each, which is similar in nature, but actually much less, than what NYRA itself receives from Resorts World at Aqueduct Racetrack. Since these are a new revenue stream, the hosting communities are simply receiving a guaranteed share of revenue created due to the increased burdens on these hosting communities. If any new lights or night time activities at [Belmont Park](#) go on, then the local communities should derive an actual and immediate benefit.

Since there are also serious discussions of changes at [Belmont Park](#) that will require significant upgrades of the infrastructure at [Belmont Park](#), one basic requirement to support hundreds of lighting towers or even to support a National Hockey League team at [Belmont Park](#) is a cost effective and reliable source of renewable energy. The Clean Energy Facility that Floral Park continues to support in order to create a municipal utility that could create a microgrid that would generate an economic engine for the entire [Belmont Park](#) area, while providing a more economical and reliable source of energy through the use of a co-generation facility. This proposal was one of the five initially submitted to the State of New York during its last round of REQUESTS FOR PROPOSALS for [Belmont Park](#), and with all of your help and support, can become closer to a reality rather than just left on the drawing board.

As Hurricane Sandy so dramatically demonstrated, [Belmont Park](#), which is designated as an emergency evacuation center for our south shore Long Island neighbors, does not currently even have heat, air conditioning, a separate source of energy, or even acceptable sanitary sewage or water basins. Having a clean energy facility with a local microgrid will ensure that [Belmont Park](#) does not become New York's own Superdome disaster center. The infrastructure at [Belmont Park](#) needs to be fully updated and become state of the art first before anything else follows. Rather than being an untested or unproven concept, the [Belmont Park](#) Clean Energy co-generation facility will provide a microgrid modelled after

the one at UC San Diego. The Four Village Clean Energy facility is a cornerstone project that will be a win-win for everyone involved.

[Belmont Park](#) was actually closed for such major renovations in 1963 and did not reopen for racing until May of 1968, so this renewal process every 50 or so years at [Belmont Park](#) is something that has been done and needs to be done once again. Floral Park and the other hosting communities have also heard about the various housing ideas at [Belmont Park](#), but no one seems to acknowledge the fact that [Belmont Park](#) is home to over 2000 people already, but they continue to live in terrible living conditions.

It is an embarrassment that the State of New York allows working poor folks to have to rely upon Anna's House or local food pantries in order to survive at [Belmont Park](#). While the State of New York and its tenant NYRA have received hundreds of millions of dollars from Resorts World at Aqueduct for capital improvements, a significant portion of such funds have been directed towards elaborate projects in Saratoga rather than at [Belmont Park](#). Why the State of New York allows racing's summer home in Saratoga to be upgraded while its main home at [Belmont Park](#) continues to fall apart is just unconscionable. The time has come to focus upon the "Big Sandy" at [Belmont Park](#) and not just its two smaller siblings in [Ozone Park](#) or Saratoga.

One way to do so, is to FINALLY create a State authorized Community Advisory Board for [Belmont Park](#) with representatives from Floral Park, which is long overdue, and has become embarrassment to all of the panel members.

It is time for the State of New York to FIX WHAT IT HAS AT [BELMONT PARK](#) and to make [Belmont Park](#) grand again and truly the Taj Mahal of thoroughbred horse racing, as well as a state of the art sports entertainment destination.

The phrase "RFP" should stand not only for "Request for Proposals" but more importantly "REMEMBER FLORAL PARK"

[Belmont Park](#) and its property owner the State of New York needs to be a good neighbor for all of its neighbors, especially Floral Park.

Dennis J. McEnery
Floral Park [Belmont Park](#) Preservation & Redevelopment Task Force Member