



HEMPSTEAD VISIONS

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DOWNTOWN REDEVELOPMENT PLAN

Building a Brighter Future for Every Resident



Dear Residents,

I advocated successfully for the \$5 million grant for a vibrant new downtown. I am proud to say this funding will enable us to begin replacement of the antiquated sewer system and move forward with our redevelopment plan to bring more business, jobs and affordable housing to the Village.

The central location of Hempstead Village, and our vital transportation resources, position us as an attractive center of commerce. The Village has tremendous untapped potential to become one of Long Island's most desirable places to live, work and shop. The redevelopment plan – created in partnership with Renaissance Downtowns and UrbanAmerica – will provide a true mixed-income residential environment to address the needs of all Hempstead residents, both homeowners and renters. It will include stores, cultural and entertainment venues, open spaces and parking. These enhancements will result in an economic and aesthetic revitalization that will improve living standards for all residents.

The redevelopment of downtown will be of no cost to homeowners. Through the creation of a sustainable, mixed-use environment that includes significant residential and commercial components, the tax burden now experienced by homeowners in the Village will be reduced. Redevelopment will further result in significant increases in property values, benefiting homeowners in the Village. In addition, by implementing this improvement plan, Hempstead Village will gain a significant advantage in attracting state and federal funding, creating a real opportunity to receive additional grants that would not otherwise be available.

The grant will aid infrastructure upgrades in the Village, that affect not just downtown, but many local neighborhoods. Renaissance has communicated with key individuals at the county, state and federal levels who have agreed to procure funding to further improve the sewer system. This initiative is critical to the success of the revitalization project.

The Main Street project will create thousands of construction jobs and permanent employment opportunities, with priority given to Hempstead residents. As a result of this plan, more retail and office positions, as well as entrepreneurial opportunities, will be available to community members. Additionally, Hempstead's youth will be provided with career advancement opportunities. Further, the redevelopment will create a variety of amenities, including public squares, entertainment venues and cultural offerings.



Photo credit: Renaissance Downtowns artist rendering of North Main Street in Hempstead Village.

Hempstead's Main Street redevelopment project has far-reaching benefits for economic growth, affordable living, improved schools, enhanced safety and health, aesthetic improvements and enjoyable activities for all ages. The plan builds upon our existing assets, and promises a stronger community. It is a down payment on Hempstead's future and a recognition that our Village is rising.

Sincerely,

Wayne J. Hall Sr., Mayor

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Act Now to Ensure That You Are Not Paying More Than You Should in Property Taxes!

Taxes are necessary for any municipality to survive – but the amount you pay should not be more than your fair share under the law.

Tax revenue is used to fund public education and essential services, including police and fire departments. In Hempstead Village, the Assessment Department is responsible for assessing the value of taxable properties within its jurisdiction. Your property assessment can be found on your property tax bill.

If you have reason to believe your assessment is too high, you have the right to challenge it by filing a grievance. This year's filing period began on February 1. **The last day to file is Tuesday, February 21.** On that date, an assessment hearing will be held in the Village Board Room from 3 p.m. to 7 p.m. Grievance forms are available at the Village Assessor's Office, 202 Jackson Street, as well as on the Village website (go to www.villageofhempstead.org and click on "Village Departments and Services" on the left, then select "Assessment"). You can file your grievance by simply filling out the form and mailing it in. **NOTE: It must be received by the February 21 hearing date.** There is no fee to file a grievance. Your assessment will not increase as a result of the process, and you do not need a lawyer.

In order to qualify for a reduced assessment, you will need to prove that your home is currently over-assessed. This can occur if the assessment is higher than the actual market value of your property, if the assessment is higher than other similar properties in the community, if an exemption has been improperly denied, or if your home was assessed in a way contrary to the law.

Nassau County has a separate process for challenging county assessments. The County's Assessment Review Commission meets throughout the year, and complaints must be filed by Thursday, March 1. The application to appeal this assessment can be filed online. For more information, visit the website at www.nassaucountyny.gov. The Assessment Review Commission can also be reached at 516-571-3214.

This review process is an important check against the potential for error or unfairness. I encourage you to review your assessment status, and to read the helpful information on the Village website if you have any concerns. We're here to help.

MAYOR HALL APPOINTS ASSISTANT CHIEF MIKE MCGOWAN TO ACTING CHIEF OF POLICE



Serving as the Assistant Chief of the Hempstead Village Police Department for the past year, Mike McGowan has been named acting chief of police and was sworn in on Thursday, January 26, 2012. Chief McGowan grew up in Nassau County and currently resides in the Village. He attended SUNY-Farmingdale and transferred to Buffalo State College, where he studied criminal justice.

Mr. McGowan joined the Hempstead Police Department in 1978 and became a detective in 1985. After being promoted to sergeant in 1988, Chief McGowan returned to uniformed patrol duties and soon became the first commanding officer of the Hempstead Outdoor Training Facility. In 1992, he was promoted to lieutenant, assigned to uniformed patrol duties for a number of years, and was later named the commanding officer of the community policing unit.

Mr. McGowan is a member of the New York State and International Association of Chiefs of Police and serves on the Long Island Zone Committee on Counterterrorism. Chief McGowan was promoted to the rank of deputy chief in 2008, and was later appointed to executive officer with the rank of assistant chief. Chief McGowan is exceptionally equipped to protect and serve as the Village Police Department's acting chief.