

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

August 10, 2016
6:30 o'clock p.m.

B e f o r e:

SCOTT P. STRAUSS,
Mayor
PAUL A. PEREIRA, Deputy Mayor
PAUL S. CUSATO,
GEORGE R. DURHAM,
DENNIS J. WALSH,
Trustees.

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JOHN P. GIBBONS, JR., ESQ.
Village Attorney

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JOSEPH R. SCALERO
Village Clerk

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PATRICIA A. TAUBER, RPR
Official Court Reporter

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1 MR. SCALERO: Ladies and gentlemen, please
2 silence all pagers and cell phones. In the event of an
3 emergency there are exits located in the rear of the
4 room.

5 MAYOR STRAUSS: Evening, ladies and gentlemen.
6 Several months ago we sent out a Request for Proposal
7 about enhancing Field 3 over at Wilson Field, and we have
8 our one response back. So we invited the company down to
9 make their presentation to us.

10 This is strictly a conversation about what they
11 are looking to propose in Mineola. There's going to be
12 no decisions made this evening. We just want to get a
13 feel from the company what they are going to do for us,
14 get a feel from the public of any questions or concerns
15 you have, and we'll just digest the information.

16 So, Mr. Scalero, if you could.

17 MR. SCALERO: Yes, sir.

18 "Legal Notice, Public Hearing, Incorporated
19 Village of Mineola.

20 "Please take Notice that the Board of Trustees
21 of the Incorporated Village of Mineola will hold a Public
22 Hearing on Wednesday, August 10, 2016 at 6:30 p.m. at the
23 Village Hall, 155 Washington Avenue, Mineola, New York
24 11501, or at some other location to be hereafter
25 designated by the Board of Trustees, in order to receive

1 public comment upon the following:

2 "Submitted responses to the Village's Request
3 for Proposal for improvements to Wilson Park Field No. 3.

4 "The Village of Mineola does not discriminate
5 on the basis of handicapped status in administration or
6 access to or employment in its projects and activities.
7 Joseph R. Scalero has been directed to coordinate
8 compliance with non-discrimination requirements of the
9 Federal Revenue Sharing regulations.

10 "At this scheduled meeting of its Board of
11 Trustees reserved decisions from previous meetings, if
12 any, may be acted upon by the Board of Trustees.

13 "At the aforesaid time and place all interested
14 persons will be given an opportunity to be heard.

15 "By Order of the Board of Trustees of the
16 Incorporated Village of Mineola. Joseph R. Scalero,
17 Village Clerk.

18 "Dated July 20, 2016."

19 MAYOR STRAUSS: Thank you, Mr. Scalero.

20 The way that the procedure is going to go this
21 evening, we're going to hear a presentation from the
22 company. The Board will ask any questions that we may
23 have, and then we'll open it up to public comment. And
24 we ask that anybody approaching the podium, please speak
25 clearly and slowly for the stenographer so it can be

1 accurately recorded.

2 Sir?

3 MR. PILKINGTON: Good evening, Mr. Mayor, Board
4 of Trustees, general public. My name --

5 MAYOR STRAUSS: Sir, if you could just readjust
6 the --

7 MR. PILKINGTON: Is that a little better?

8 MAYOR STRAUSS: We televise these. We want to
9 make sure that the people who can't be here tonight, and
10 certainly everybody in the audience, can hear what is
11 going to happen.

12 MR. PILKINGTON: OK. Great.

13 Yes. My name is Leigh Pilkington. I'm the CEO
14 of Regal Sporting Group. We are a sport consultancy
15 based in New York.

16 MAYOR STRAUSS: Slow it down, and maybe a
17 little louder.

18 MR. PILKINGTON: We responded to the RFP,
19 Request for Proposal, for improvements to Field 3. And
20 what I'm going to do is I'm going to go through a
21 presentation that lists my company history, a little bit
22 about the vision and what we would like to do, and
23 introduce the vendors.

24 I have my dome vendors here with me tonight.
25 So any questions in regards to the structure of the

1 air-support will go to the gentleman right here, and any
2 questions at the end, or any questions from you guys, as
3 you think of them. OK?

4 MAYOR STRAUSS: Great. Thank you.

5 MR. PILKINGTON: OK. So Regal Sporting Group,
6 as it says there, was formed in 2012, and we're a
7 U.S.-based sport consultancy with 20 years worldwide
8 experience with both professional organizations and at
9 grassroots level. We're a group of sports market
10 specialists that work with professional brands, as I say,
11 grassroots programs, and we're agents for positive change
12 in youth sports.

13 My personal highlights are: I have a bachelors
14 in sport development and leisure studies, and a BA in
15 marketing and management, and Associates as a fitness
16 specialist. And over the last four years that Regal
17 Sporting Group has been running, we've really got a very
18 solid international reputation as a group of people that
19 can produce results.

20 Right here we have just a snapshot of our
21 clients from the past four years, major European, South
22 American, sporting brands. We also work in the
23 technology sector too. And as I say, we are a very
24 well-rounded company with a lot of experience at both
25 business level and at grassroots sports level.

1 OK. So on to the project. Nassau Dome Sport
2 Complex was founded in 2012 to provide Nassau County and
3 the New York metropolitan region with a state-of-the-art
4 indoor sports complex. We'll provide outstanding indoor
5 facilities for sporting use in collaboration with a
6 professional group from Europe, FC Porto.

7 The Nassau Dome Sport Complex has raised
8 capital of \$2.75 million to complete the site preparation
9 and facilitate the installation of a 78,000 square foot
10 air-supported structure. The structure will house a 105
11 by 65 yard next generation synthetic turf field for
12 multi-sport use for both adults and youth sports.

13 We also, on top of that, have a 1,500 square
14 feet of office, retail, and concession, party facilities,
15 classroom facilities, and a speed and agility area. This
16 is all encased within the dome. There's no outside
17 buildings.

18 And the dome is an air-supported structure that
19 is temporary. It can be deflated within 30 minutes.
20 Yes. You open all the doors, 30 minutes, it will come
21 down. All right? No one has ever been squashed by an
22 air-supported structure because it takes so long to come
23 down.

24 Our commitment, as always, is to provide the
25 ultimate customer experience and strive to exceed the

1 expectations of our customers, partners and employees, to
2 maintain a safe and superior athletic facility. I think
3 if we've seen the indoor facilities that are currently
4 available on Long Island, they're small and pretty old.
5 So we're looking to bring something new into the
6 marketplace.

7 Let me preface the rest of the conversation by
8 the fact that we're not here to compete with local youth
9 sports and other sports organizations. We're here to
10 lend sport, expertise, and provide an arena for those
11 programs to become more successful. The only people that
12 need to be worried about the professional sports
13 organizations are the people that run high-level soccer
14 programs. So . . .

15 We're always going to be seeking to give back
16 to the community through our interactions with neighbors,
17 aligning with local causes, and being an active
18 contributor to the economic and cultural growth of
19 Mineola, and to do things in the most environmentally
20 sound way with respect to our natural resources, and
21 foster that mindset with all that interact with the dome.

22 OK. So as of currently there is no provision
23 for full-size year-round play. The Nassau Dome Sport
24 Complex will provide the highest standard of facility.
25 Working in tandem, as I alluded to before, with local

1 residents and user groups to take the quality of sports
2 and leisure in Mineola and raise it. We aim to be the
3 market leader in providing sports hosting for both elite
4 and community teams, an unrivaled location, because it's
5 much, much, bigger than anything else that's out there.
6 It will be split into four fields, because that's the
7 most economic way to do it to make sure that everybody in
8 the community gets access. And we'll be using all the
9 latest developments in sports technology, FIFA-graded
10 field, which is the soccer governing body. And the turf
11 that we're actually using is the same turf that's going
12 in at the new billion dollar Atlanta stadium. So we have
13 all the best stuff.

14 In terms of the community benefits, we have
15 upgraded local facilities. The location we will hope to
16 become a community hub for sports and leisure. National
17 and international recognition. Creation of local jobs.
18 Venue for community programs, both sporting and special
19 interest groups, the seniors, the veterans, because we
20 will have meeting rooms and office rooms where they can
21 also use. It's a center of excellence, and it will
22 promote year-round sport.

23 We have a couple of design concepts on there.
24 So you can sort of get a little snapshot of what these
25 things look like. If anyone has been in a full-size

1 indoor field before, it's pretty breathtaking. It is an
2 extremely large space.

3 So we have a site map here of Field 3 and, as I
4 said before, the field will be 105 yards by 65 yards, and
5 with a place on the end for offices and speed and
6 agility. The site map there shows the parking for 95
7 cars. And what's special about this site is we have
8 potentially three access roads. We haven't completed the
9 traffic study yet. That will be for the next phase. But
10 we're fully confident that we're going to come up with a
11 real workable solution with the entrances on Voice Road,
12 Second Street and Liberty Avenue.

13 As I said before, we will be using the best of
14 the best in terms of our vendors, in terms of the people
15 that we would like to use to change the current use in
16 the space. One is Arizon Structures, which is a leader
17 in fabric and air-supported structure. We have
18 GreenFields, and we spoke about the turf earlier. BBS
19 Architects have done many municipal and school district
20 fields. And we're using the construction group, which is
21 Laser Industries, again, which is very, very,
22 knowledgeable and experienced in putting together
23 community projects.

24 So with the space at the moment we have an
25 opportunity to do something a little different, to really

1 give Mineola residents, youth and adults, a real great
2 place to play sports. Right there we have just a few of
3 the things that it will cater for, tournaments, clinics,
4 camps, meeting rooms, birthday parties, special events,
5 conferences, corporate meetings, exhibition, multi-sport,
6 pro shop and concession stand.

7 And as I spoke about before, we're not
8 interested in just coming in and using the space and, you
9 know, just doing what we want. The whole point of
10 setting up in Mineola is because this is somewhere we can
11 make a significant change. You'll see that we developed
12 an ecosystem that will allow all the groups to work
13 together in usage of the facility. We have the youth
14 sports groups, in terms of the athletic association and
15 the PAL.

16 In terms of dealing with these groups, the aim
17 is to increase numbers in their programs, give them more
18 inventory to play, raise the standard of their sports
19 capabilities by having that facility.

20 We have the local residents groups and the
21 special populations. We would also like to engage the
22 school districts. It would be great for their practices,
23 and graduations, and all sorts of different large events
24 that they may wish to hold.

25 And then we talk about the professional sport

1 brand. I've spent the last 20 years working with some of
2 the biggest soccer clubs in the world. I spent an
3 extensive amount of time traveling and working at their
4 academies and seeing what their facilities are like. And
5 all those years of experience have come together in terms
6 of trying to build this facility. It's a great
7 opportunity and, you know, we're the right group at the
8 right time to be doing something like this.

9 I have a little video for people who don't know
10 who FC Porto are.

11 (Video was played.)

12 MR. PILKINGTON: OK. So that's really just to
13 give you guys a snapshot of how big the club is. What a
14 large sporting organization it is. And the organization
15 is fully behind lending its expertise and experience for
16 the betterment of local sports.

17 I can't say it enough that we're not in
18 competition. We're setting up an elite-based academy and
19 their quest is to find soccer players that are of the
20 right level to play professionally. There's 123,000
21 soccer players in eastern New York, and they're looking
22 for not even one percent of those players. And what they
23 want to do is help out the community programs in building
24 their brand and giving them curriculum and giving their
25 players the opportunity to have access to a powerful

1 European sport brand. They are actually a sporting club
2 as well. So it's not just soccer. Soccer is what
3 they're famous for; however, they have a whole plethora
4 of sports under their umbrella from handball to
5 basketball, cycling. They even have a snooker team.

6 OK. So right there it lists what their
7 intentions are. They're seeking to partner with the
8 Village and local groups. They're 123 years old, and
9 they're looking to lend support, expertise and advice to
10 local programs.

11 We spoke briefly about the elite model, and
12 that will be the Dragon Force Academy, of which they have
13 a school currently running in Toronto, in Bogota, in
14 Mexico, in Valencia. They have 14 across Portugal, and
15 one in England, and another one in Luxembourg. Right now
16 they're doing some marketing of the brand. That's
17 basically in Singapore and Thailand. So they really are
18 a worldwide organization.

19 As it says there, they're looking to set up an
20 elite soccer academy to provide real exposure to the
21 professional game for high level players age four through
22 23. The model will seek to compete with other premiere
23 professional programs, The NYCFC, New York Red Bulls, New
24 York Cosmos, and any other academy, USF academy, program.
25 They're looking to add value to the U.S. soccer scene and

1 start the search for the first world class U.S. player.

2 And their community pledge is to donate
3 resources and support local organizations, such as the
4 MAA and PAL, to increase participation. Their aim is to
5 help local programs engage their target market and add
6 value and growing numbers in the community-based programs
7 at low or no cost. FC Porto and Nassau Dome Sport
8 Complex will open up a scholarship fund for local youth
9 athletes as well.

10 Right there we have a quick list of the
11 programs and usage for the dome, and local youth groups
12 obviously, and the Dragon Force Academy. And we've had a
13 lot of interest and conversations about lacrosse,
14 baseball, softball, kickball, and we spoke with the head
15 of the American Cricket Federation, U.S. Lacrosse as
16 well. And it's a great space to be doing other sports
17 like cheerleading, kickball, and someone asked about a
18 quiddicht league, which is Harry Potter. I'm not too
19 sure how that would work.

20 We can also run evening adult sports leagues,
21 programs for the special populations to engage the
22 veterans, the elderly, the out of work, outreach
23 programs, after school programs. You will see on the
24 other side that we are partners and endorsed by the
25 LATCP, which is a special needs organization, Prevent

1 Obesity, the New York State Office for People With
2 Disabilities. And then we have some sporting
3 endorsements from New Balance, EA Sports, which is a
4 video game company, American Cricket Federation, U.S.
5 Lacrosse, FC Porto, and most recently we had an inquiry
6 from a very large Spanish club as well about potential
7 use of any space for summer tours and training.

8 OK. So in the RFP we responded quite in depth
9 in terms of the time back and the money that is
10 generated. Here is obviously a very brief summary of
11 that. The whole thing is 100 percent privately financed.
12 No cost to current residents. The 30-year agreement, if
13 it goes ahead, will generate over \$1.8 million back to
14 the Village in fees, almost \$3 million in donated hours,
15 and so over 4-and-a-half million dollars combined.

16 We also put together a sponsorship, a share of
17 the sponsorship money, external sponsorship, to be
18 estimated around 620,000 based on current negotiations.

19 And in terms of the amount that's invested in
20 the infrastructure over the time, having to redo the dome
21 every 15, having to redo the turf fields every eight,
22 having to invest in the landscaping and the parking lots
23 and the beautification of the area, the total spent for
24 the group over 30 years is just over \$10 million.

25 And in terms of the proposed terms that were

1 listed inside the RFP, we will be bringing in a
2 partnership with a major international sport brand,
3 national and international press opportunities, to run
4 community-based programs at a very low or no cost, and to
5 consult and advise local sports programs on best
6 practice.

7 Then there's opportunities for local residents
8 to receive discounts if they go to Portugal and would
9 like to go to a game. To donate consecutive full days to
10 the Village to hold any large events, and provide current
11 permit holders with the opportunity to secure space. I
12 think that it's very important that everybody who
13 currently has use of the space gets to use the space as
14 well. We're not looking to move anybody on from there.

15 The licensee payments, I think, were listed as
16 40 for the first year, 50 for the second, and 60 thousand
17 dollars per year after that. And then it's just a little
18 bit of a rehash of the numbers opposite, and the
19 investment in upgrades and the sponsorship listed again.

20 We have a breakdown of the hours. In total
21 opening hours are about 25,000 hours a year. Forty-six
22 percent of our current plans are open to public rental.
23 Local groups get first refusal of the space. Around five
24 percent of the annual time is donated to the local
25 groups. So there will be no cost there. And other time

1 will be divided between youth programs, adult sports
2 leagues and programs for anchor tenants. So th000Xwrl
3 be programs for local people to attend, and that's what
4 really makes up the rest of the time. And the meeting
5 rooms and the agility area will be available for resident
6 use pretty much all day every day, and we're still
7 running and crunching numbers on that.

8 And then we have a sample calendar. The areas
9 in purple --

10 MR. PEREIRA: They're installing carpet
11 upstairs.

12 MAYOR STRAUSS: The building is not falling
13 down. Sorry.

14 MR. PILKINGTON: As you can see on there,
15 there's a little -- a few different colors on there. The
16 purple is open rental. And obviously this calendar isn't
17 definitive. I'm open to sit with the youth groups and
18 the adult groups who currently use the space to really
19 flesh out a version of this that everybody's happy with.
20 This is just a start point based on the numbers from the
21 RFP. It's not set in stone. It is negotiable, because I
22 haven't engaged or spoke with anybody from the current
23 use groups.

24 So right there it's showing purple for the open
25 space, green for the donated space, yellow for the anchor

1 tenants, and blue for the leagues. And it's split into
2 10-week seasons for the spring and the fall, ten weeks
3 for the summer, and 22 weeks over the winter.

4 MR. CUSATO: The yellow represents what?

5 MR. PILKINGTON: The yellow represents the
6 anchor tenants. So anybody comes in to take, you know,
7 an annual amount of time. And that will go across all
8 sports, not just one sport. We will be seeking anchor
9 tenants across the board for baseball, lacrosse, and any
10 of the sports that would like an annual contract.

11 Obviously part of being in a relationship and a
12 partnership with a municipality, we would be very eager
13 to help with park upgrades. As we do well, you guys
14 should do well as well. That's in two potential phases
15 right now because ahead obviously we will be adding a
16 turf field currently where Field 3 is and the top soil
17 and sod could be used for short-term improvements to the
18 other fields. And the long-term aim is always to
19 increase inventory outside as well by turfing over the
20 smaller field. That is all dependent on geotechnical
21 studies and reports to assess how useable that land is.

22 So the next step. So I said that we were not
23 going to deal with any of the environmental issues
24 tonight. That's because the studies are about to be
25 started. The information needed for myself would be

1 existing maps, utility plans, water and sewage and
2 drainage.

3 And then for the Environmental Assessment Form,
4 we will be looking at taking a full boundary and
5 topographical study of the property and adjacent land
6 use.

7 Traffic flow investigation. Test borings for
8 foundation design. And the impact of job creation and
9 tourism that the facility will likely bring to the local
10 area.

11 In conclusion, the Nassau Dome Sport Complex
12 will be a beacon for sports and education locally,
13 nationally and internationally. It will provide a
14 year-round -- we will provide year-round play in a
15 facility matching that of professional sports teams. We
16 will engage and support local sports and recreation
17 programs for all ages and use -- sorry -- and use our
18 experience and international connections for the
19 betterment of youth sports across the board.

20 Nassau Dome Sport Complex will create and
21 support a community sporting ecosystem that allows all
22 stakeholders to grow in the true spirit of partnership.
23 And we will embrace our special populations and provide a
24 space where we can train, play and socialize in the
25 community.

1 Thank you very much.

2 MAYOR STRAUSS: Thank you, sir.

3 MR. WALSH: Just so I understand this over
4 here, the purple -- what is it the purple represents?

5 MR. PILKINGTON: The purple represents open and
6 rentable time that nobody has sought to rent so far. So
7 it's completely open time. So any group who would like
8 to come in and rent that time, that --

9 MR. WALSH: OK. And the yellow represents --

10 MR. PILKINGTON: The yellow represents --

11 MR. WALSH: -- the MAA.

12 MR. PILKINGTON: -- anchor tenants. So anybody
13 who comes in to take an annual amount of time. People
14 come in traditionally to take peak time hours. So that
15 also is open for rental, but that would be more on the
16 annual agreement rather than like a weekly or seasonal
17 agreement.

18 MR. WALSH: OK. Thank you.

19 Sorry.

20 MAYOR STRAUSS: Anything else you'd like to
21 present at all?

22 MR. PILKINGTON: No.

23 MAYOR STRAUSS: All right. I have several
24 questions.

25 Could we go back to your RFP?

1 The RFP states that the proposal is being made
2 by Regal Sporting Group and Nassau Dome Sport Complex.
3 With respect to each of those entities, who are the
4 principals?

5 MR. PILKINGTON: I'm the principal of both.
6 Regal Sporting Group is the consultancy that I set up,
7 and the Nassau Dome Sport Complex is an LLC that will be
8 the management company of the dome.

9 MAYOR STRAUSS: OK. How long have you been in
10 business? I know Nassau Dome was created in 2012, how
11 long before that?

12 MR. PILKINGTON: Nassau Dome Sport Complex and
13 Regal Sporting Group were launched in the same year, in
14 2012. And I've been in the U.S. for 15 years. And I
15 have a youth training organization called Atlantic Sports
16 and Performance that trains athletes in all sports across
17 the tri-state area.

18 MAYOR STRAUSS: OK. And I think you mentioned
19 there were similar projects that you've done in the past.
20 Was that in the presentation?

21 Are there any similar projects that you've done
22 in the past that are like this?

23 MR. PILKINGTON: We responded to an RFP for
24 Eisenhower Park to build a \$25 million sports complex
25 that was fully funded, and after election, reelection, it

1 got batted down. So that is, you know, currently in the
2 U.S. as far as we've gone with these complexes.

3 MAYOR STRAUSS: OK. So there's nothing else in
4 the United States at this time.

5 MR. PILKINGTON: No.

6 MAYOR STRAUSS: Is it possible for you to
7 provide us your financial statements for those two
8 entities, Regal Sports and Nassau Dome, for the last
9 three years?

10 MR. PILKINGTON: Yes. That's no problem.

11 MAYOR STRAUSS: Thank you.

12 And we'd be -- as a Village, if we decided to
13 do this, we'd be signing contracts with both Regal Sports
14 and Nassau Dome? Is it one person or is it two? One
15 entity or is it two?

16 MR. PILKINGTON: It's two entities. So you
17 would -- I suppose you would sign really with Nassau Dome
18 Sport Complex, because that will be the company that's
19 running the dome.

20 MAYOR STRAUSS: OK. Regarding your licensing
21 fees, fees for the year 2016 should start in 2016, or
22 year one going up to year 24 -- or 30 years out -- how
23 are the value of those hours calculated? Is it based on
24 today's rates? Will the rates go up from year to year?

25 MR. PILKINGTON: It would be based on really by

1 trying to estimate what the current usage was and how
2 much money you were currently making from the space and
3 then, you know, giving you 25 to 50 percent on top of
4 that. That's was where the numbers came from.

5 MAYOR STRAUSS: OK.

6 MR. PILKINGTON: Obviously it was a bit of a
7 guesstimation because we don't know how much --

8 MAYOR STRAUSS: I understand the reply is a
9 general proposal. It's nothing set in stone.

10 So those numbers, when we talked about \$40,000
11 for the first year, \$50,000 for the second year, to the
12 Village, and then \$60,000 from year three out to year 30,
13 those numbers are certainly negotiable should it ever
14 come to the point of contract.

15 MR. PILKINGTON: Yes. Absolutely.

16 MAYOR STRAUSS: OK. What type of security will
17 you provide to the Village to ensure the performance
18 under the contract and a pool of money that would be
19 available to the Village should the operator, whether
20 it's Regal or Nassau Dome, or the facility, go out of
21 business?

22 What happens to the property if you guys go out
23 of business?

24 MR. PILKINGTON: My investment group would take
25 hold of the property. The people that invested in the

1 project are a large real estate firm. And I could open
2 up the agreement that I have with them that would allay
3 any of you're fears that it would just lie dormant. It
4 wouldn't. I'm willing to open up the terms of the
5 investment for you guys to see, and it will show that
6 there are no issues with any potential failure and the
7 space being left unused and the Village having to carry
8 the can for that.

9 MAYOR STRAUSS: OK. If we can go back to the
10 calendars, the sample calendars that you had up on the
11 screen. Obviously there were some questions about the
12 colors and what they meant.

13 MR. PILKINGTON: OK.

14 MAYOR STRAUSS: Now currently the MAA, our
15 local organization, and the PAL use weekends and
16 evenings. And looking at this calendar, how could we
17 determine what hours that they would be allotted?

18 MR. PILKINGTON: They could take any of the
19 open purple space that's up for rental. Really, in terms
20 of dealing with the youth groups, I will have a better
21 idea of their requirements when we sit down and we meet
22 and their requirements are explained in full, and just
23 how many people, how many players are in the program and
24 what time you require for the group size that are
25 registered. Until then it really is a little bit of a

1 shot in the dark. You know, and I think if there's 500
2 players in the program, obviously you need more space.
3 If there's 200 players in the program, you need less
4 space. And I think that when I sit down with the local
5 groups I will be able to ascertain a much stronger
6 proposition in terms of space.

7 MAYOR STRAUSS: OK. We want to make sure that
8 the PAL and the MAA don't lose any of the time that we
9 have given them on our fields now. And its usually the
10 evenings. And the evenings are not in the purple area
11 here.

12 MR. PILKINGTON: Yes. We will guaranty that if
13 the local groups require the space, and the space will be
14 used, then the space is open for the local groups on
15 their current usage.

16 MAYOR STRAUSS: OK. On page 10 of the RFP it
17 talks about fees from external sponsorships which would
18 be based on a percentage of the external revenue per
19 year. That calculation would require the Village to
20 retain an accountant to review the business books. The
21 Village -- we'd prefer, if we go forward, to have a set
22 amount in the contract to avoid incurring additional
23 accounting fees and allow us to more accurately budget
24 our year-to-year budget for income. We wouldn't be
25 throwing a shot in the dark and if the sponsorships fell

1 through or didn't . . . Is that something that you're
2 also open to?

3 MR. PILKINGTON: Yes. I'll follow the Village
4 lead on that. That's fine.

5 MAYOR STRAUSS: OK. I have a couple of others,
6 but I'll let the Deputy Mayor take a couple of questions.

7 MR. PEREIRA: Thank you.

8 Good evening, Mr. Pilkington. I have a few
9 questions as well. But before we start, just in the
10 interest of full disclosure, as many of you know, I'm a
11 soccer coach and I'm obviously Portuguese-American. I am
12 not a fan of FC Porto. I'm a fan of Benfica and --

13 MAYOR STRAUSS: I've lost a couple of votes.

14 MR. PEREIRA: Yes, I may lose a couple of votes
15 by saying that.

16 And You said they had 27 titles. Benfica has
17 35, including the last three. So . . . But I'll still
18 give you a fair shake.

19 Going back to the second page, where you have
20 the logos of the different organizations. Could you tell
21 us what it is -- obviously we understand what you would
22 like to do with FC Porto. But you have sports teams
23 there, you have electronic video games, you have sporting
24 equipment, like Kwik Goal. So could you just give us
25 some examples of what you do with some of these? What is

1 your relationship currently with, you know, pick a few of
2 those.

3 MR. PILKINGTON: OK. So when I first came to
4 the U.S., back in 2001, I was a manager for one of the
5 national sports chains. Part of my job at the national
6 sports chain was to bring in large European brands. So
7 back in 2001, 2002, 2003, I facilitated coaches tours
8 from clubs -- Chelsea, Celtic, Liverpool, and the English
9 FA -- where they would bring in grassroots coaches to
10 work with American youth players.

11 Part of my job there as well was to work on the
12 champions leagues side, which is now the International
13 Champions Cup which, if anyone's a soccer fan, you
14 probably have been watching. And that involved in
15 dealing with the clubs at a business level to bring in
16 their first teams and for field fixtures.

17 On top of that there, we have obviously the
18 affiliation with FC Porto, and currently Valencia as
19 well. And what we've really been doing for the last
20 couple of years with those guys is introducing them to
21 the American market to see if it's a valid place for them
22 to set up and try to source soccer players.

23 We also run tours to these facilities. So
24 coaches tours, player tours, have been pretty successful
25 over the last couple of years. We're currently engaged

1 with the NSCAA, which is the National Soccer Coaches
2 Association of America, and put together like a viral
3 blog this year for their national convention, which is
4 attended by over 10,000 coaches. It's in Los Angeles.
5 And we'll be taking a road trip from Kansas to LA, and
6 completing some tasks and taking some video on the way.
7 And there's opportunities down there as well.

8 We were involved in setting up a youth academy
9 in New York for the Argentinian club, Boca Juniors. We
10 were involved in the setup and delivery of the first
11 round of players over the first year of business for
12 those guys. And they went from zero players to 480
13 players in that first 12 months. That's where our
14 association ended, and whatever they did after that is
15 not my fault. And --

16 MR. PEREIRA: No. No. That's fine. You don't
17 need to keep going.

18 So essentially -- and that's Regal Sporting
19 Group is the group --

20 MR. PILKINGTON: Right.

21 MR. PEREIRA: -- that deals with these
22 organizations in different capacities.

23 MR. PILKINGTON: Yes. If I may just talk
24 quickly about SOCCEREX and Leaders. SOCCEREX and Leaders
25 are two corporate level events that deal with soccer

1 hierarchy from around the world. Leaders is more based
2 on a whole sports network. So it's people from the NFL,
3 people from major league baseball, people from European
4 soccer and South American soccer. And SOCCEREX is pretty
5 much what it says there. It is a corporate event for
6 soccer professionals, and they have a national convention
7 every year in my hometown of Manchester. And what I do
8 for them is I source businessmen from the U.S. to attend
9 these conventions.

10 And EA Sports is on there. They're a client of
11 RGAA, who is a company that we have a business
12 partnership with. We run their Hispanic activations for
13 their FIFA video game. So in October we'll be doing a
14 launch of the FIFA 17, and there will be a party in
15 Manhattan and then that will start their activations for
16 that.

17 MR. PEREIRA: I have a few questions for the
18 gentleman with the dome. But on the next page you
19 mention that it's an air-supported structure.

20 Is there a reason why that was chosen over a
21 different structure, over a permanent structure?

22 What are the benefits of that?

23 Is this something that you would take down in
24 the summer months, or it would be up 24/7, 365.

25 MR. PILKINGTON: No. It would be up 24/7, 365.

1 MR. PEREIRA: OK. And obviously weather
2 wouldn't be an issue. This would be OK in snow storms
3 and --

4 MR. PILKINGTON: Yes. We have all the data to
5 support that, how much load it will take in terms of
6 snow, and we have a hurricane disaster plan as well,
7 which is basically you deflate it, you pour water on top
8 of it and you cover it.

9 MR. PEREIRA: Would this be the first dome of
10 its kind on Long Island?

11 Are there others?

12 MR. PILKINGTON: There's currently five other
13 air-supported structures, but --

14 MR. PEREIRA: On Long Island?

15 MR. PILKINGTON: On Long Island. But nothing
16 this big.

17 MR. PEREIRA: Well can you give us some
18 examples?

19 MR. PILKINGTON: The Hofstra dome.

20 MR. PEREIRA: OK.

21 MR. PILKINGTON: Which was the training place
22 for the New York Jets, which is not full-size, but it's
23 in a pretty bad state of repair now. And there's a
24 couple in Lindenhurst and Farmingdale, and I believe
25 there's one on the south shore as well, in Bay Shore.

1 MR. PEREIRA: OK. Then you mentioned next
2 generation synthetic turf. Is that the company, next
3 generation? Is it turf, or what's so special about this
4 turf?

5 MR. PILKINGTON: Well we used a company called
6 GreenFields, which has been very successful in Europe in
7 putting down fields for professional use for professional
8 teams to play their first team games on.

9 There's a little bit of a buzz right now in the
10 turf market about any potential carcinogenic agents
11 within the SBR rubber because they don't know what the
12 usage was before that. We've eliminated all those
13 concerns because we're using fresh virgin rubber. It's
14 never been used for anything else. And it will come in a
15 sheet. It will crumbed in the factory. And so we have
16 no issues with any potential problems with the turf.

17 MR. PEREIRA: You know, a concern sometimes
18 is -- I think the term is off-gassing, right? You know,
19 with heat obviously these rubber pellets, whether they
20 are virgin rubber or recycled rubber, they're going to
21 give off some sort of chemicals. I would think that
22 there's some accountability for circulating air and make
23 sure that the levels of these chemicals do not rise beyond
24 the normal --

25 MR. PILKINGTON: I can pass that on to the

1 experts here.

2 MR. PEREIRA: OK. Thank you.

3 You'd have to come up to the podium.

4 MR. STEVENS: Sure.

5 MAYOR STRAUSS: If you can state your name and
6 your affiliation.

7 MR. STEVENS: Jim Stevens, Arizon Air
8 Structures.

9 MR. PEREIRA: How would that work in terms
10 of -- obviously when you have an open turf field, whether
11 they use eco-fill, or recycled rubber, or virgin rubber,
12 whatever, it's going into the atmosphere. Now you're in
13 a dome where it's enclosed. I'm sure this is not the
14 first time you've been asked this question. So how do
15 you deal with that? What's --

16 MR. STEVENS: It's a make-up air system that's
17 also included with this. So it's to keep the dome
18 pressurized. It does have air come out of the doors, and
19 the air is recycled through a make-up air system to keep
20 the building pressurized.

21 MR. PEREIRA: Is there any kind of contingency
22 for testing the air? Is there any air monitors?

23 I mean, or do we just know that that's not a
24 concern. Is it proven that it's not a concern at all?
25 We don't need to test the air while it's in there? I

1 mean, you're saying it that circulates, but --

2 MR. STEVENS: We don't provide any type of air
3 monitor system for that.

4 MR. PEREIRA: You do not.

5 MR. STEVENS: No.

6 MR. PEREIRA: No. And in these other domes,
7 like the Hofstra dome, or Lindenhurst, none of that
8 exists either.

9 MR. STEVENS: There's really -- I don't know of
10 any dome that has any air monitors.

11 MR. PEREIRA: And because there's no need for
12 it, is that what --

13 MR. STEVENS: Correct.

14 MR. PEREIRA: Correct. OK.

15 Now the next question is: How are you
16 anchoring this into the ground?

17 MR. STEVENS: It gets anchored with a concrete
18 footer, or a grade beam. So we'd be using a spread
19 footer to use as ballast. So we use it as ballast. It
20 goes around the perimeter of the field, and then the
21 fabric gets anchored to that actual concrete ballast.
22 And then we also use a cabling system over it to meet
23 code for snow and wind.

24 MR. PEREIRA: And how deep is this ballast?

25 How deep do you have to dig?

1 MR. STEVENS: On this particular one we are
2 going, I believe, four feet.

3 MR. PEREIRA: Four feet. OK.

4 I think that's all my questions for now about
5 the dome.

6 And, Mr. Pilkington, if you don't mind again.

7 So if we were to proceed and -- where does FC
8 Porto fit into this agreement in terms of the Village?

9 You know, you're here and we would enter into
10 an agreement with Nassau Dome, but yet FC Porto -- what's
11 their role here, other than running a soccer academy.

12 MR. PILKINGTON: They were anchor tenant to the
13 space. I think it's a good thing to bring into the
14 Village. Obviously, with the Portuguese population, it
15 will provide a link to the homeland, if you like.

16 On top of that, what they can do in terms --
17 the size of the club and the size of the brand is they
18 can do really great things within the community because
19 they have the financial wherewithal to make the local
20 programs cheaper. So . . .

21 MR. PEREIRA: Would we enter into an agreement
22 with them as well or, no, we enter into an agreement with
23 you, you enter into an agreement with them.

24 MR. PILKINGTON: We would like -- the club had
25 said that they would like to do an agreement with the

1 Village in terms of not necessarily a partnership as
2 such, but they would like to acknowledge that the Village
3 of Mineola is home to their New York-based academy. They
4 did something very similar in Bradford, in Toronto, where
5 they partnered with the local municipality. And pretty
6 much everywhere they go they partner with the town as
7 well so that they can provide value back to the town.

8 MR. PEREIRA: OK. Now you have here, it says,
9 100 percent privately financed. Are you able to disclose
10 where that financing is coming from?

11 You had mentioned before it was a real estate
12 company.

13 MR. PILKINGTON: Yes. We put it out to
14 investment companies. We did several presentations. And
15 we were fully funded by one organization, which I'm happy
16 to share the information with you guys.

17 MR. PEREIRA: And so FC Porto, they're not
18 putting any money in, though.

19 MR. PILKINGTON: FC Porto will put money in if
20 required to put money in, but they would rather it be
21 financed by a U.S. company.

22 MR. PEREIRA: OK. On that same page, where it
23 says, Proposed Terms, you say: Will provide current
24 permit holders with opportunities to rent space at
25 current rates subsidized by FC Porto Academy.

1 Are you referring to the MAA and PAL when you
2 say that, or are you referring to other --

3 MR. PILKINGTON: I'm really talking about all
4 current users of Field 3.

5 MR. PEREIRA: OK.

6 MR. PILKINGTON: And in terms of trying to
7 provide for their needs in terms of what time they need
8 within the dome.

9 MR. PEREIRA: But just so that I'm clear, when
10 you're talking about renting, the MAA is going to rent?
11 There's going to be a transaction of money?

12 MR. PILKINGTON: No.

13 MR. PEREIRA: No. Right.

14 MR. PILKINGTON: If they wanted extra space in
15 terms of outside of what they currently get, yes, then
16 that would be opened up to rental. But what they
17 currently use and what their current budget is would not
18 differ. FC Porto would subsidize that. The FC Porto
19 Academy would subsidize the local program to ensure that
20 they could get use of the field.

21 MR. PEREIRA: So if they get 20 hours a week
22 now, they would get 20 hours a week then.

23 MR. PILKINGTON: If they have the players to
24 support.

25 MR. PEREIRA: If they have 200 players, 20

1 hours a week. If five years from now they have 500
2 players --

3 MR. PILKINGTON: Exactly. It would be related
4 to the amount of space that they need in terms of the
5 numbers within the program.

6 MR. PEREIRA: And now, this is not in this
7 presentation, but it is in the packet that you gave us.
8 There's kind of a sliding scale where time is worth money
9 and if they need more time, then the Village would get
10 less money; isn't that correct, Mayor?

11 MR. PILKINGTON: We have a -- again, it is a
12 ballpark figure. We have a ballpark figure of about
13 \$500,000 in terms of space and money. Whichever way the
14 Village would like to position that, that's fine, yes.
15 But the starting point was a sliding scale. But again,
16 that is open to negotiation once I understand more the
17 needs of the local youth groups.

18 MR. PEREIRA: So to go back to what the Mayor
19 and we're all, I think, interested in is the page with
20 the colors. OK?

21 So what you're saying is: Could the MAA
22 potentially lock up the 5:00 and 6:00 o'clock slots?

23 MR. PILKINGTON: Yes. Absolutely.

24 MR. PEREIRA: They could.

25 MR. PILKINGTON: The aim is to have FC Porto on

1 the space at the same time so that the rental of that
2 space is covered by FC Porto. So that's when they talk
3 about lending expertise and helping out with the
4 infrastructure, we're looking to subsidize that whole
5 cost for the local users by bringing in a new user. If
6 that makes sense.

7 MR. PEREIRA: Because when I look at this --
8 and I think what we all look at is when you put up the
9 purple, and I think the people that are here from the
10 MAA, they look at it: Well they don't need it at 7:00
11 a.m. on Monday or Tuesday or --

12 MR. PILKINGTON: Right. Absolutely.

13 MR. PEREIRA: -- or 8:00 a.m. or 9:00 a.m. You
14 know, it looks like just about all the purple, except for
15 the weekends, really doesn't work for them. The yellow
16 for the most part is what I think, and from my
17 experience, would be what would work for them.

18 MR. PILKINGTON: No. No. Absolutely. And it
19 is available. I would like to say I want to stress that.
20 And we're not here to take away from anybody's current
21 time. We have developed a very strong plan by bringing
22 in the professional group that allows us to fulfill the
23 needs of the local community and the needs of the
24 business entity as well.

25 MR. PEREIRA: All right. Like the Mayor, I

1 have other questions, but I think I'll pass it on to
2 Mr. Cusato.

3 MAYOR STRAUSS: Mr. Cusato?

4 MR. CUSATO: Thank you.

5 So I'm confused. So are you willing to give up
6 6:00 to 9:00 to the MAA, Monday through Friday?

7 MR. PILKINGTON: If that's what their
8 requirements need, yes. If they have the players to fill
9 that space, absolutely.

10 MR. CUSATO: OK. At no cost to them or the
11 Village, right?

12 MR. PILKINGTON: Not if they're -- if they're
13 currently -- like I say, I don't know what they currently
14 pay, if they pay at all, to use the Village facilities.
15 But no. It would be subsidized by the professional
16 group. That's why we split the field into four separate
17 fields.

18 MR. CUSATO: OK. So what would happen during
19 the summer?

20 Now, you know what, after little league there's
21 district and sectional tournaments in little league, and
22 obviously the winners get to Williamsport. If MAA wanted
23 to host a district or sectional tournament, would you
24 provide that time at no cost, or would there be a special
25 cost for that tournament?

1 MR. PEREIRA: Well they can't do that if it's
2 not lined for baseball. There's no baseball.

3 MR. CUSATO: There is a baseball. It says
4 it --

5 MR. PEREIRA: No. They meant like batting
6 practice. There's not going to be a baseball --

7 MR. CUSATO: No, there is. There is baseball.

8 MR. PILKINGTON: Yes, we can line the field --

9 MR. CUSATO: There is an outfield. The base to
10 the center field is 280 feet to center field. The foul
11 line is at 214.

12 MR. PILKINGTON: Yes, we will be providing --

13 MR. PEREIRA: And the dome doesn't interfere
14 with it?

15 MR. PILKINGTON: No.

16 MR. CUSATO: Well that was my next question.
17 How does the dome effect baseball?

18 MR. PILKINGTON: Baseball will be big inside
19 the dome because you have pretty much the space, if you
20 put them both on the halfway line, to play two games at
21 once. So the space is ultimately used for baseball as
22 well. We're not going to -- we are going to mark the
23 field so that baseball can be played.

24 MR. CUSATO: You are or you're not?

25 MR. PILKINGTON: No, we are. We are. We're

1 aiming to do a community program. It wouldn't be fair to
2 just line the field for soccer and say: Hey, you know
3 what, everybody else has to figure it out. We will have
4 multiple lines on the field to cater for multiple sports.
5 So it will be lined out for soccer, lacrosse, softball
6 and baseball.

7 MR. CUSATO: OK.

8 MAYOR STRAUSS: What about -- since we're on
9 topic.

10 I apologize, Mr. Cusato.

11 MR. CUSATO: No apologies.

12 MAYOR STRAUSS: What about American football?

13 MR. PILKINGTON: It won't be lined for American
14 football, but the space will be available to play. We
15 can temporary line for that, but it won't be sewn in.

16 MR. CUSATO: OK. Now you indicate here that
17 you're going to have one regulation soccer field which is
18 70 by 105?

19 MR. PILKINGTON: Yes.

20 MR. CUSATO: Now you indicate lacrosse 60 by
21 110; is that also considered a regulation --

22 MR. PILKINGTON: Current -- based on our --
23 since we delivered the RFP, based on our architects and
24 engineers looking at the space, the largest size field we
25 can fit in is 105 by 65.

1 MR. CUSATO: OK.

2 MR. PILKINGTON: So I will have to come back to
3 you on whether that would be a regulation lacrosse --

4 MR. CUSATO: The only question, you're going
5 to -- you have a page that listed colleges and high
6 schools in the area. I'm wondering how many colleges
7 you're going to get to participate if it's not a
8 regulation lacrosse field. That's my question. How many
9 people do you expect to --

10 MR. PILKINGTON: It's basically set up as more
11 of a training destination, rather than a game
12 destination. And that's why we took the decision to
13 split it into four fields, so that we can maximize the
14 usage by local groups and other users.

15 MR. CUSATO: OK.

16 MR. PILKINGTON: The time spent where it will
17 be open for a complete full field will not be as much as
18 it is when it's split.

19 MR. CUSATO: OK. Now you indicated you also
20 want to redo Field 1, which is that smaller field on the
21 third base side of our pony fields?

22 MR. PILKINGTON: That's correct.

23 MR. CUSATO: Once you do that, do you not take
24 control of that field?

25 MR. PILKINGTON: No.

1 MR. CUSATO: Is that going to be part of
2 your --

3 MR. PILKINGTON: No. That would be a donation.
4 I have an agreement with the turf company right now where
5 they are willing to donate a section of turf. So while I
6 have the opportunity, I figured that we could donate it
7 to the Village and increase inventory.

8 MR. CUSATO: Thank you. OK.

9 Now, you got to bear with me. There's a lot of
10 questions that have already been answered.

11 So I guess, like you said, this is an enclosed
12 bubble-type. So I guess you can do air conditioning,
13 heating, or anything. Are there going to be grandstands
14 and --

15 MR. PILKINGTON: We are not going to put in a
16 massive amount of bleachers, based on the size of the
17 field. I'll just get the . . . right here you can see on
18 the yellow and orange part, that will be the area for
19 standing and spectators. It is 50 yards long. There's
20 plenty of space in there for people to stand and watch.

21 MR. CUSATO: Now you're doing showers, lockers,
22 things of that nature, or . . .

23 MR. PILKINGTON: We will have bathroom
24 facilities. The shower thing is to be confirmed,
25 dependent on the needs of maybe some of the professional

1 organizations.

2 In the U.S. traditionally people don't shower,
3 especially in the youth sports arena, the showers don't
4 get used.

5 MR. CUSATO: Is there a track here?

6 You talk about an elderly program. I'm
7 thinking maybe a track. So I don't see provisions for a
8 track. No? Yes?

9 MR. PILKINGTON: No, there will be no running
10 track, but it will be opened up for use for fitness
11 walking where people can walk the perimeter of the field.
12 We looked at time 7:00 till 9:00 in the morning, just
13 basically to open it up and have local residents come in
14 walk. It will be cool in the summer and it will be warm
15 in the winter. And you know, the idea is to have people
16 use it and come through and be involved.

17 MR. CUSATO: Obviously there's going to be
18 lights inside the facility?

19 MR. PILKINGTON: Yes, lights. And they also
20 have a translucent roof, which will allow us to keep the
21 costs of the lighting in there. So when it's sunny
22 outside, you know, it will be light inside.

23 MR. CUSATO: OK. Because I'm just thinking --
24 it's not an issue but, you know, at nighttime is this now
25 bubble going to glow in the dark?

1 MR. PILKINGTON: No. No. We turn the lights
2 off.

3 MR. CUSATO: What's that?

4 MR. PILKINGTON: We turn the lights off before
5 we leave.

6 MR. CUSATO: I'm sure you're going to be able
7 to turn them off at night.

8 MR. PILKINGTON: Right.

9 MR. CUSATO: But I'm just wondering, you know,
10 when you're open if these lights are going to create, you
11 know, a glowing -- not --

12 MR. Pilkington: OK. You know what . . .

13 MR. STEVENS: The material that we're going to
14 use on the side walls, pretty much all the way up to what
15 we call our skylight, which would be at the very top, is
16 going to be opaque and there will be no light transmitted
17 through that material.

18 MR. CUSATO: OK. Thank you.

19 Now on page 59, you're going to have food and
20 drink, some kind of concession stand?

21 MR. PILKINGTON: Yes, that would be the plan.

22 MR. CUSATO: I'm kind of disappointed because
23 you're going to do healthy lifestyle drinks. So that
24 means there's no burgers, or fries, or anything taking
25 place at this?

1 MR. PILKINGTON: No. I think that if we're
2 going to open up a place for sports, especially as we
3 partnered with PreventObesity.net, to then open up a
4 burger stand would be maybe a conflict.

5 MR. CUSATO: I'm a little disappointed.

6 MR. PILKINGTON: We can have the trucks come
7 outside, though.

8 MR. CUSATO: So right now obviously there's no
9 cooking taking place inside.

10 MR. PILKINGTON: No.

11 MR. CUSATO: OK. So I think I'm done, but hold
12 on one second.

13 Mayor, I guess for now I'm done. Thank you.

14 MAYOR STRAUSS: Thank you, Mr. Cusato.

15 MR. CUSATO: Thank you, sir.

16 MAYOR STRAUSS: Mr. Durham?

17 MR. DURHAM: The design of the fields and
18 stuff, you said that it accommodates two softball fields.
19 How would the fields work, from the opposite corners
20 playing towards -- with the outfield in the middle?

21 MR. PILKINGTON: It will be straight down the
22 halfway line. So it would be back to back. And the --
23 so here and here, and here and here, (Indicating).
24 Obviously the field size is shrunk. So it may not now
25 totally be a full size, but it will certainly bigger than

1 -- certainly be bigger than anything else that's around.
2 And the baseball guys can correct me, but I think a lot
3 of tournaments they have to drive to Binghamton to play.
4 We'd rather them stay on Long Island.

5 MR. DURHAM: And now, when you were talking
6 about the MAA getting their times. I now in the spring
7 we close Field 2. And on Sundays just about every hour
8 of the day there's another game right after each other
9 for our travel teams, on Sundays in the spring. Is that
10 going -- does the full field games -- so the full
11 facility would be available for them to currently time
12 used and blocked on that field now?

13 MR. PILKINGTON: We would have to take a look
14 at the schedule to see how many games and what the fit
15 would be.

16 MR. PEREIRA: I know the governing body of
17 soccer is coming up with new regulations starting now
18 where certain -- they're not all going to be full field
19 because certain ages play within certain dimensions. So
20 I believe only when you're, like, year 11 to 12 you go on
21 to 11 v. 11 and full field.

22 MR. DURHAM: Yes. So that's --

23 MR. PILKINGTON: That's going to actually
24 change to U13 now. So it won't be until 13 that that
25 would happen.

1 But they would be marked for the smaller side
2 games where you would be able to get three games going on
3 at one time. And so it wouldn't necessarily need the
4 same amount of time as they have now because we would
5 have the capability to run multiple games at one time.

6 MR. DURHAM: We have U12 to U17, U18, playing
7 full field games on that field now on Sundays, game,
8 after game, after game, boys and girls teams. So on
9 Sundays in the spring that field is used non-stop for
10 hours. So those days, I'm just saying, when the other
11 field is closed, I want to know that the MAA would be
12 getting that full field and full access on those Sundays.
13 We have numerous travel teams, and those travel teams
14 play on that field all spring, just about every Sunday,
15 game, after game, after game.

16 MR. PILKINGTON: Yes. If their requirements
17 need game, after game, after game, for all day on Sunday,
18 then we will be trying to honor those commitments to
19 their game schedule.

20 We're also hoping that when the school
21 districts go ahead and turf the other side, if that's
22 still going ahead, that we can come to some relationship
23 for them to some sort of inventory share, some sort of
24 swap. There's going to be a brand new outdoor turf field
25 in the vicinity as well. We are hoping to, as the

1 inventory increases, to help spread that demand.

2 MR. DURHAM: Now the setup on Field 1, it
3 looked like that you're going to be able to take and set
4 it up so that they can take and have two games going on
5 at the same time on the smaller fields?

6 MR. PILKINGTON: On Field 1 you would be able
7 to do that for the younger age groups.

8 MR. DURHAM: Yes.

9 MR. PILKINGTON: From 4 all the way through --
10 it goes to 99 now -- I believe at U11. So up until U11
11 games, yes, you could play two consecutive games, four
12 consecutive games at the U6 and U7 level, which is now
13 four people.

14 MR. DURHAM: Now the -- I know the time frames
15 and stuff that the youth leagues get.

16 Now is there going to be like a block of time,
17 I'm saying, or say a certain number of hours that they're
18 going to be given, or whatever, that they can take and
19 use for different events, or like training, stuff like
20 that?

21 I know they have training on that field, I
22 think from 7:00 to 9:00 sometimes during the summer.
23 During those training times, or whatever, whatever they
24 are using the field for now, is that going to be looked
25 at and be available?

1 MR. PILKINGTON: Yes. Absolutely. With the
2 opening of the elite youth academy, will provide time --

3 (Sirens sounding.)

4 MR. PILKINGTON: -- at the FC Porto Academy
5 will allow time for other groups to play and train with
6 the subsidies that will be created by paying for the
7 rental.

8 MR. DURHAM: So now, what's your plan going
9 forward to meet with the youth organizations to find out
10 their usage and what the needs of the --

11 (Sirens sounding.)

12 MR. PILKINGTON: I'd like to make a
13 presentation to the MAA and the PAL, and any relevant
14 parties and current users, as soon as possible. I'm
15 open. You know, not tomorrow. I'm emptying a basement.
16 But certainly after that.

17 I think it's important that we sit down and we
18 discuss what their needs are so that we can have a real
19 definitive plan, because right now it's a little bit of
20 shooting in the dark because we need to ascertain
21 numbers. We have to ascertain what their current usage
22 is and if that usage is the right -- you know, if you
23 permit it for 50 hours, but you only have kids for 20
24 hours, then we need to make sure that what we are giving
25 out is for the current level of use.

1 As that level of use rises, obviously the time
2 will also rise because we're committed to building those
3 brands as well.

4 MR. DURHAM: With the time usage, are you going
5 to look to -- can they renegotiate each year or just say
6 -- or I'm just saying, say something changes, or
7 whatever, population increases or they expand, or
8 whatever, and all of a sudden they need more time the
9 following year, five years or six years into the program.

10 MR. PILKINGTON: Yes, I would foresee a
11 discussion every registration year. You know, Hey, my
12 numbers went from 200 to 400 with the association with FC
13 Porto. We need more time. And that would obviously then
14 be honored because that's the amount of time that they
15 require.

16 The issue with FC Porto in the beginning is it
17 chooses to subsidize the time for the current users. As
18 the current users grow, then FC Porto will start to use
19 other fields, because at the elite level I don't think
20 that their U13s and above can even play games indoors.
21 So they won't have that clash with the matches because
22 youth soccer and youths at that level, you can not play
23 an academy game inside. They won't allow it. But at
24 least in New York and Long Island, juniors, they're more
25 than happy to play indoors.

1 MR. DURHAM: Now you said that with the rim on
2 the field that there's enough room on the field for the
3 teams to take and be on the side and stuff, and the
4 players that's not in the game, or do the players and
5 coaches have to be down in the yellow?

6 MR. PILKINGTON: No. There's more than enough
7 room. In fact there's too much room. We have to -- I
8 spoke to my architects yesterday, and you've given a real
9 big amount of clearance on there, which is why the field
10 is no longer 70 yards wide. It's now 65. They were more
11 comfortable with a little bit of extra room. So, if
12 anything, there's -- from my point of view -- there's a
13 little bit too much room there now. But 65 yards is
14 still a very, very, wide field. And we took a visit to
15 the Danbury dome, which is the largest air-supported
16 structure on the east coast. And I spoke to them and
17 they're open for you guys to go and take a visit and take
18 a look. And just exactly -- it's very similar in terms
19 of the project. Everything is housed inside. There's no
20 external buildings. And that's been open since 2012.

21 MR. PEREIRA: That's in Danbury, Connecticut?

22 MR. PILKINGTON: That's in Danbury, yes.

23 MR. DURHAM: Looking at the design page. Let
24 me see. Going to the gentleman with the dome.

25 The mechanical equipment, that's I guess the

1 compressors and whatever, are taken to keep the dome up.

2 MR. STEVENS: Yes.

3 MR. DURHAM: So that area will be all closed
4 off and gated so nobody can get through from the Liberty
5 Avenue area?

6 MR. STEVENS: That will be up to our site plan.

7 MR. DURHAM: Or I'm just trying --

8 MR. PILKINGTON: The mechanical can also move.
9 We envisaged that Liberty Avenue would be used for
10 emergency access only, nothing other than that. There's
11 plenty of other options to come down Second and Voice
12 Road.

13 The mechanical could also go to the north
14 side -- the northeast corner -- northwest corner.

15 MR. DURHAM: Northwest. OK.

16 MR. PILKINGTON: The placement of the
17 generators, you know, can be approved by you guys. It
18 doesn't have to be where they are right now.

19 MR. DURHAM: Just out of curiosity, the noise
20 from those? The volume of noise? Because that's near
21 our pool. So our pool during the summer, generators and
22 stuff like that, I'm just wondering what the noise ratio
23 is going to be.

24 MR. STEVENS: Our mechanicals are electric
25 direct drive fans and run on very low horsepower. We

1 actually have some sound information as far as the
2 decibels, but it's a very low decibel reading for the
3 mechanicals to inflate this unit.

4 MR. PILKINGTON: And that can also be moved, as
5 I said, to the northwest corner, and then there would be
6 no issue.

7 MR. STEVENS: Because this is a fabric building
8 basically you can put the mechanicals anywhere that we
9 need to alleviate any type of impact on the surrounding
10 park.

11 MR. DURHAM: OK. Thank you, Mayor.

12 MAYOR STRAUSS: Thank you.

13 Mr. Walsh?

14 MR. WALSH: Thank you, Mayor.

15 Good evening. Thank you for coming out.

16 My first easy question is: What made you
17 choose Mineola for this? What made you choose this
18 Village to do this?

19 MR. PILKINGTON: I have a couple of things
20 really. The central location. When we've done
21 demographic studies, we looked to five other areas of the
22 country, cold weather climates and warm weather climates
23 as well. With my history on Long Island, and the project
24 that we looked into doing in 2012, Nassau County is a
25 great area to set up one of these indoor facilities, and

1 Mineola is slap bang in the middle of Long Island.

2 I originally spoke to Senator Martins about the
3 possibility of maybe some state land. And then the
4 conversation was, you know, did you think about any other
5 areas of Long Island that doesn't have state land? And
6 that's when we arrived at -- Eisenhower Park is already
7 doing their own redevelopment. So anything to do with
8 Nassau County was already covered. And really Mineola
9 was a good choice. And also based on the brand that we
10 were working with, Portuguese brand and a Portuguese
11 community.

12 MR. WALSH: OK. Thank you.

13 In line with that, you speak about 20-year
14 worldwide experience, but your company began in 2012.

15 MR. PILKINGTON: Correct.

16 MR. WALSH: So . . .

17 MR. PILKINGTON: The worldwide experience is me
18 and my staff.

19 MR. WALSH: You and your staff.

20 MR. PILKINGTON: Yes.

21 MR. WALSH: And everything that you've been
22 speaking about. And you've been speaking about a lot of
23 things, including you said major league baseball. It
24 just seems to be an awful lot.

25 The Mayor had already asked, but we would have

1 to see what kind of assets you have and, you know, we
2 have to know what's going on.

3 Now let me get closer to just the aesthetics of
4 the place. I would like to know what the people that
5 live on Westbury Avenue are going to be looking at. It
6 may be in the RFP, but it's 70 pages.

7 Can you tell me how tall, how high is the
8 building going to be, and how many square feet? You said
9 how wide it was going to be, but do you have a total
10 square footage?

11 MR. PILKINGTON: Jim, you want to take the
12 square footage and the height?

13 MR. STEVENS: The height is 78,000 square feet --
14 I'm sorry. The space is 78,000 square feet. Boy, that
15 would be a tall building. And the height is 64 feet.

16 MR. WALSH: 64 feet. And that will be
17 illuminated somewhat. You're saying it's completely not
18 illuminated from the outside, or it will be illuminated
19 from the outside?

20 MR. STEVENS: I wouldn't say it's illuminated.
21 The skylight does not illuminate outside of the dome.
22 You would actually have to get as high as the 64 feet to
23 actually just see the interior light of the dome on the
24 skylight. The rest of it completely opaque.

25 MR. WALSH: OK. And then there will be quite a

1 bit of lighting around this, and leading up to it, and
2 walkways leading to it and such, right?

3 MR. PILKINGTON: The lighting will be on the
4 south side of the dome. There's no real need to be
5 lighting the north side of it. So people from Westbury
6 Avenue wouldn't see a big glowing dome when they look out
7 their front window.

8 MR. WALSH: And is there LED lighting outside,
9 or --

10 MR. PILKINGTON: I would doubt --

11 MR. WALSH: OK. That's fine. It's premature
12 for that.

13 So the lighting will be on the south side. So
14 there will be no lighting on the north side.

15 MR. PILKINGTON: No. As designed, there's no
16 need for any lighting on the north side.

17 MR. WALSH: OK. You know, I'm a little
18 confused about your connection with FC Porto and how FC
19 Porto fits into all of this. I listened to you. I'm
20 somewhat confused about that.

21 You are going to be the principal of this; is
22 that correct?

23 MR. PILKINGTON: Well, currently I run U.S.
24 operations for FC Porto, they're Dragon Force Academy.
25 And that's --

1 MR. WALSH: No, slow down because I'm not . . .
2 You run, for FC Porto, their U.S. operations.

3 MR. PILKINGTON: Yes. I'm in charge of
4 generating revenue for FC Porto.

5 MR. WALSH: OK.

6 MR. PILKINGTON: And that comes in the guise of
7 tours from American players and coaches back to Portugal,
8 camps, academies. And also now we're taking partnerships
9 with other large youth soccer organizations nationwide.
10 So . . .

11 MR. WALSH: OK. Let's slow it down.

12 Is FC Porto one of your financial backers?

13 MR. PILKINGTON: No.

14 MR. WALSH: No. OK.

15 MR. PILKINGTON: But they can be, if need be.
16 We said before that they would rather it be funded by an
17 American corporation, rather than putting money from
18 Portugal into the U.S.

19 MR. WALSH: OK. And you're going to be
20 operating this till midnight; that's correct?

21 MR. PILKINGTON: Yes, till midnight.

22 MR. WALSH: And I know personally that soccer
23 organizations rent space all over Long Island till
24 midnight and later. So there is a need for this.
25 There's Turkish teams and there's . . .

1 Now, with all that need, when the MAA and the
2 PAL, and other organizations from Mineola, go inside your
3 stadium to use it, are they just going to get a portion
4 of the inside, a quarter of the inside?

5 MR. PILKINGTON: Based on the amount -- you
6 train 20 players, no issue in a quarter of the field.

7 MR. WALSH: So they will be getting a portion
8 of this field --

9 MR. PILKINGTON: As we --

10 MR. WALSH: -- a portion of the inside of this
11 arena.

12 MR. PILKINGTON: Yes. As I explained earlier
13 that to open up the full space, it would be very, very,
14 difficult to give everybody time in that space. So to
15 open up 105 by 65 yard space for 22 players doesn't
16 really make any sense.

17 MR. WALSH: No. No. I get all that. I get
18 that. But I just wanted to clarify because, frankly, I
19 was having a little problem understanding you when you
20 were talking. I'm sorry.

21 MR. PILKINGTON: OK.

22 MR. WALSH: So they will get to use the times
23 that they need, the times that they're used to using, in
24 a portion of the inside of this arena while other events
25 also go on.

1 MR. PILKINGTON: Yes, based on the numbers of
2 participants, that will be related to the size of their
3 training space, whether it's one-quarter, two quarters,
4 three-quarters.

5 MR. WALSH: OK. Now you have -- in your
6 paperwork here you say that there is -- many jobs will be
7 created. Can you speak to that a little bit? How many
8 jobs would be created? What kind of hours are we
9 speaking of?

10 MR. PILKINGTON: We have still not fully done
11 the job creation impact study, which was listed at the
12 end. But the dome will require four full-time staff and
13 four part-time staff. So it will create eight local jobs
14 within the dome.

15 MR. WALSH: So in a day period there will be
16 eight people working in this facility?

17 MR. PILKINGTON: Yes if it's open from 7:00
18 till 12:00. So, you know, it requires that.

19 MR. WALSH: There will be eight people. And
20 then there's days off. And then there's other time. So
21 there will be more than --

22 MR. PILKINGTON: The idea is to try and run
23 with the part-time staff. So it would be two and two,
24 because it's pretty much two full-time working days in
25 the time that they're open. So one full-time staff would

1 come in and work seven hours or eight hours, and another
2 full-time staff would come in. So they'd work in tandem
3 and be supported by part-time staff.

4 MR. WALSH: Can you give me an example of
5 another field that -- well, you answered that. You said
6 that Hofstra has a --

7 MR. PILKINGTON: Hofstra has an air-supported
8 structure, yes.

9 MR. WALSH: Is it the same size as this? Is it
10 smaller?

11 MR. PILKINGTON: No. It's much smaller. It's
12 about a third of the size.

13 MR. WALSH: And this is the field that the Jets
14 use, that the Jets formerly used.

15 MR. PILKINGTON: They used to use. Now
16 Albertson Soccer Club is the current tenant of that
17 space, and they carved that up into eight fields.

18 MR. WALSH: So can you give me an example of
19 another field that's somewhere in this area that I could
20 look at that is going to look like this?

21 MR. PILKINGTON: Only Danbury, Connecticut.
22 That's the --

23 MR. WALSH: Only where?

24 MR. PILKINGTON: Danbury, in Connecticut.

25 I already said I was there last week and those

1 guys are willing for you to come in and take a look, if
2 you require.

3 MR. WALSH: Connecticut is the same size as
4 this field?

5 MR. PILKINGTON: It's larger. There it's 120
6 yards by 65 yards. It's contained in a running track,
7 and a much larger speed and agility area, and eight
8 office buildings.

9 MR. WALSH: Connecticut is not that far away.

10 MR. PILKINGTON: It will only take you maybe
11 about an hour and ten minutes to get there, but probably
12 three hours to get back.

13 MR. STEVENS: Leigh, if I may?

14 MR. WALSH: Now --

15 MR. STEVENS: If I may. Excuse me.

16 There's also Sports World, which is in East
17 Windsor, Connecticut. That's a 75,000 square foot
18 facility that's year-round. It's a little bit north of
19 Danbury.

20 I know we can also provide reference lists.
21 There are seasonal domes that will be being -- that will
22 be erected for the season starting in September and
23 October, and we'd be more than happy to give you the list
24 of references also that you can see in the area.

25 MR. WALSH: And I guess the 64-foot high

1 answers my question as to baseball. I don't think they
2 hit balls 64 feet in the air. I don't know.

3 You said you're going to have baseball, the
4 ability to play baseball in there.

5 MR. PILKINGTON: That's right. It's actually
6 higher than the Binghamton dome, which is a dome that
7 they use in a lot of winter baseball tournaments.

8 And speaking with my friends at the one in
9 Danbury, I believe that's 72 and they've only seen the
10 roof hit twice --

11 MR. WALSH: OK.

12 MR. PILKINGTON: -- and that's was with a
13 soccer ball from --

14 MR. WALSH: That's with college players.

15 MR. PILKINGTON: That was with the New York
16 Cosmos goalkeeper punting the ball out of his hands.

17 MR. WALSH: OK. Now how about the radio --
18 see, now let's talk a little bit about the parking lot.

19 The parking lot -- right next to the parking
20 lot there's a radio station there. You're familiar with
21 that? There's a radio tower there.

22 MR. PILKINGTON: That's right.

23 MR. WALSH: You're familiar with that.

24 Is there any way that this is going to
25 interfere with the radio tower, or have you spoken with

1 these people yet?

2 MR. PILKINGTON: No, I have not spoken with
3 them yet. My engineers were dealing with the question of
4 would it interfere. They didn't seem to think so because
5 it's much, much, higher. This is much lower than the
6 radio tower. The radio waves are emitted out, not down.
7 So they don't seem to think so, but that's something I
8 can --

9 MR. WALSH: Do you intend to speak with these
10 people at all?

11 MR. PILKINGTON: Yes, absolutely. I intend to
12 speak with all local groups, anybody that could be
13 impacted by the erection of the dome.

14 MR. WALSH: OK. And now, how about the parking
15 lot?

16 You are going to build the parking lot.

17 MR. PILKINGTON: Correct.

18 MR. WALSH: And you're going to -- I know what
19 exists there now. You're going to completely make a
20 paved parking lot with drainage and everything that needs
21 to be done.

22 MR. PILKINGTON: That's right, yes.

23 MR. WALSH: And is there going to be lighting
24 in that parking lot?

25 MR. PILKINGTON: Yes, it will be fully lit.

1 That's where we spoke about before, the south side would
2 be lit.

3 MR. WALSH: OK. I get that. OK. And that
4 would be the --

5 Now you had said something about using Voice
6 Road. Voice Road is not the Village of Mineola.

7 MR. PILKINGTON: That's right. It's Carle
8 Place.

9 MR. WALSH: It's in the Town of North
10 Hempstead. You'd have to deal with the Town of North
11 Hempstead.

12 MR. PILKINGTON: OK. Yes. That's an idea that
13 we're currently looking at and obviously, depending on
14 this meeting, is something that we'd start to pursue
15 after.

16 MR. WALSH: Can you speak a little bit about
17 these birthday parties that you're proposing? What is
18 that about?

19 MR. PILKINGTON: It's a space where people can
20 rent a room to have a kid's sports party, like as many
21 other providers of this on Long Island.

22 MR. WALSH: Like a room inside.

23 MR. PILKINGTON: Yes, inside there will be like
24 a party room. It will be a ten by ten space with a table
25 in it where the kids can eat pizza. And then

1 outside that -- obviously the pizza would have to be
2 brought in because --

3 MR. WALSH: So the parties would be limited to
4 small parties.

5 MR. PILKINGTON: The parties would be limited.
6 Yes, birthday parties for kids. It's just --

7 MR. WALSH: Yes. But, I mean, birthday parties
8 for 100 or birthday parties . . .

9 MR. PILKINGTON: No. No. Usually your normal
10 kids birthday party is anywhere between 18 and 25 kids.
11 They would take the speed and agility area, the 20 by 20,
12 and have fun games and activities run in that area. And
13 then afterwards would convene in the party room and have
14 refreshments with their friends.

15 MR. WALSH: You keep saying: If they have the
16 players. And I get that. But who's going to determine
17 that?

18 MR. PILKINGTON: That will be -- I mean, when
19 we sit down with the MAA and they can show the
20 registration and say: Hey, listen, you know --

21 MR. WALSH: OK, now. Slow down.

22 MR. PILKINGTON: Traditionally --

23 MR. WALSH: When you meet with the MAA, they
24 will show you their registration?

25 MR. PILKINGTON: Yes. That would be the best

1 way to ascertain what their current and past
2 registrations would be so that we can make sure that the
3 space is maximized for use. There's no point in
4 permitting, like I said before, 50 hours out if the space
5 can -- the players only require 20 hours of space.

6 MR. WALSH: Yes. No, I understand.

7 What I'm looking for is to make sure that it's
8 there for everybody.

9 MR. PILKINGTON: Absolutely.

10 MR. WALSH: You know. And Mineola will also
11 have, or the MAA will also have a negotiating position
12 here. They're not just going to come to you and you're
13 going to say: This is what you're getting.

14 MR. PILKINGTON: No. No. Absolutely that
15 would be against the spirit of the partnership for me to
16 say: Hey, you know what, this is what we've got left, do
17 you guys want it. You know, we're looking to engage and
18 embrace the local businesses and the local groups.

19 MR. WALSH: Do you have -- just out of
20 curiosity, do you have a formula that 25 people requires
21 this much space?

22 MR. PILKINGTON: Yes. It's based on age
23 groups. So the younger kids can have --

24 MR. WALSH: Yes. Based on the age?

25 MR. PILKINGTON: Age groups and numbers.

1 Obviously 25 four year olds don't need as much space as
2 25 12 year olds.

3 MR. WALSH: Yes.

4 So you will be negotiating with the MAA, the
5 PAL, perhaps the Portuguese soccer league, or whoever
6 else in the community wants to use this space, and you
7 will be the determining factor as to how much space they
8 get inside?

9 MR. PILKINGTON: I'm willing to open that up as
10 well and have a trustee or a board member be part of that
11 process.

12 MR. WALSH: That would be good. Thank you.

13 You answered the question about the generator.
14 The generator is an electric generator, is that correct,
15 or is it diesel?

16 MR. STEVENS: It's going to be a gas generator.

17 MR. WALSH: It's going to be a gas generator.

18 MR. STEVENS: Natural gas.

19 MR. WALSH: So it will be somewhat loud.

20 MR. STEVENS: The generator -- well, it's a
21 system -- the generator is there as backup. It's a
22 triple redundancy. So you're going to have a primary
23 electric band, a secondary electric band, and the
24 generator is only going to be used if there's an absence
25 of electricity. If there's a power outage at the park,

1 that's when the generators kick on.

2 MR. WALSH: And if there is a power outage --
3 like we had for example with a hurricane a few years
4 ago -- how much capability do you have? How long can you
5 run with a generator?

6 And would you be willing to perhaps utilize
7 some of that space for, like, emergency crews that come
8 in? The last time we had many emergency crews that had
9 to come in and, you know, would you be open to things
10 like that?

11 MR. PILKINGTON: In the event of a hurricane we
12 would have to bring it down, but once the hurricane
13 passed, yes, we could open it up.

14 MR. WALSH: OK. So in the event of a
15 hurricane. How much time does it take to take down?

16 MR. PILKINGTON: 30 minutes.

17 MR. WALSH: 30 minutes.

18 How long does it take from the shovel in the
19 ground to complete the construction.

20 MR. PILKINGTON: It can be done, in a best
21 case, 12 weeks.

22 MR. WALSH: Including the parking lot.

23 MR. PILKINGTON: 12 weeks. More --

24 MR. WALSH: 12 weeks.

25 MR. PILKINGTON: On a more realistic timetable,

1 closer to 16 to 18.

2 MR. WALSH: So roughly somewhere around six
3 months would be closer, four to six months.

4 MR. PILKINGTON: I wouldn't expect it to take
5 six months.

6 MR. WALSH: OK. So you wouldn't expect it to
7 take six months. OK.

8 MR. PILKINGTON: No.

9 MR. WALSH: OK. I'll wait for the questions
10 from the audience, and that's all the questions I have at
11 this time. Thank you.

12 MAYOR STRAUSS: Sir, if you could, regarding
13 the dome, before you sit down.

14 MR. STEVENS: Sure.

15 MAYOR STRAUSS: We're talking 64 feet in
16 height. Can you provide a line of sight diagram?

17 Do you have anything that you could provide us
18 tonight that shows what the dome is going to look like
19 from the exterior and what the residents on Westbury
20 Avenue might or might not see?

21 MR. STEVENS: I do not have any renderings.
22 That would be something that an architect would do so far
23 as line of sight renderings.

24 Being a previous tenant of Mineola -- I lived
25 here for three years and know Wilson Park very well --

1 you have very high trees over there. I don't believe
2 that they're going to see much of anything on Westbury
3 Avenue. That is behind that one area where you, you
4 know . . .

5 MAYOR STRAUSS: Yes. OK. Thank you.

6 Regarding the parking, it was encouraging to
7 hear that you weren't looking to utilize Liberty Avenue
8 at all for parking. That's a very busy place, certainly
9 on the weekends in the summer and in the evenings for
10 both the pool, our seniors park there, our handicapped
11 parking for the pool is there. So it's encouraging to
12 hear that the access to your proposal would only be for
13 emergency reasons only. So that was very encouraging.

14 You also mentioned in your proposal that you
15 donate resources to the local MAA and the PAL. What do
16 you mean by resources?

17 What would the -- other than field time, is
18 there anything that the MAA or the PAL would get out of
19 this project?

20 MR. PILKINGTON: They would receive curriculum
21 for player development and athletic development. They
22 would receive advice on nutrition for players. They
23 would receive the backup of the club in terms of uniforms
24 from New Balance, which is the current provider. You
25 know, it really is on a needs basis. Anything that they

1 ask, if the club can do, they'd be willing to do.

2 MAYOR STRAUSS: So there's a possibility --
3 you're talking about uniforms being provided. So it's a
4 possibility that the cost to sign up a child for our
5 local programs could be reduced because they don't have
6 to pay for uniforms.

7 MR. PILKINGTON: Yes, that's correct.

8 What we're hoping is to provide them with maybe
9 some new ideas. I'll know more when we sit down what the
10 numbers of participants are, whether that's up, whether
11 that's down, and how we can work together to engage the
12 local population and really try to build a very, very,
13 strong value for the money and low cost program.

14 MAYOR STRAUSS: So you'd provide clinics for
15 the MAA and -- well I guess it's basically soccer-based.

16 MR. PILKINGTON: So we would provide coaching
17 clinics and nutritional seminars, and anything that's
18 relevant in terms of coaching youth sports. They would
19 have access to everything that the Porto coaches have for
20 running their academy. The MAA and the PAL would also
21 have access to that as well.

22 MAYOR STRAUSS: OK. Thank you.

23 Mr. Pereira?

24 MR. PEREIRA: Thank you.

25 Mr. Pilkington, just a point of clarification

1 because people are looking up here. Just so we
2 understand, when you're talking about Voice Road, and it
3 says Main Entrance there, there's a line there. So we're
4 not suggesting that -- we're not going to open up Voice
5 Road.

6 MR. PILKINGTON: No. No. This is --

7 MR. PEREIRA: Only foot traffic.

8 MR. PILKINGTON: The lines --

9 MR. PEREIRA: Right. Exactly. I just don't
10 want -- if people are looking at that from the audience,
11 because here I can see it, that you're just pointing to
12 the main entrance of the facility and that, in fact,
13 Voice Road is not going to be the main entrance.

14 What I see you doing is perhaps people can park
15 on Voice Road and walk.

16 MR. PILKINGTON: Yes. The thought for Voice
17 Road would be to be drop-off. So it's a turning circle
18 for drop-off at the end, because the road is already
19 closed, which would alleviate the stress in the parking
20 lot because if you're just dropping off and leaving, then
21 you could come in, pull in, and then pull out. If you're
22 looking to stay, you could park.

23 MR. PEREIRA: OK, because I could tell you
24 that -- at least for myself, and I think I speak for
25 everyone -- we're not open to the idea of opening Voice

1 Road.

2 MR. PILKINGTON: No. No. I wouldn't have
3 thought that.

4 MR. PEREIRA: And in terms of the mechanical
5 and Liberty Avenue, as the Mayor said, I was glad to see
6 that essentially you're going to funnel your users onto
7 East Second Street and away from Liberty, that way they
8 don't take up those spots that many of our residents use
9 for the pool, or even for Field 2.

10 In terms of the mechanical, I'm not as
11 concerned as my colleagues because I would prefer it
12 there, on the southwest corner, rather than the northwest
13 corner because the northwest corner is closer to actually
14 where people lay out on the pool decks, and the southwest
15 corner there is next to actually our pump house.

16 MR. PILKINGTON: Right.

17 MR. PEREIRA: And it's actually next to
18 probably the least used part of the pool. So if we're
19 going to put it anywhere, I would be in favor of keeping
20 it exactly where it is because it essentially would be
21 competing -- I wouldn't imagine it would be any louder
22 than the existing pump house there and the service
23 entrance there.

24 Now you had mentioned eight employees. Does
25 that include -- is FC Porto sending any trainers, or

1 coaches, or evaluators, from there here?

2 MR. PILKINGTON: Yes, all the --

3 MR. PEREIRA: On a permanent basis?

4 MR. PILKINGTON: -- all the coaches would be
5 from that club, from that academy. So the full-time
6 staff --

7 MR. PEREIRA: That's -- so when you mention
8 full-time staff, that's what you're talking about.

9 MR. PILKINGTON: No. No. They're not included
10 in that staff. They would be taking a B1 training visa
11 and still be paid by the club.

12 MR. PEREIRA: OK. And how many of those would
13 you expect to have?

14 MR. PILKINGTON: Minimum two. Maximum three.

15 MR. PEREIRA: OK. So two to three.

16 And I would foresee, if you're having camps and
17 things like that in the summer, you may hire some of our
18 local college kids, high school kids.

19 MR. PILKINGTON: The plan is to open up a
20 mentorship program where young people who would like to
21 get involved in soccer in terms of coaching could come
22 and become a volunteer coach within the infrastructure.
23 Because part of being a volunteer coach, they would
24 receive their training qualifications and it would -- you
25 know, obviously we can't bring -- as the program grows we

1 can't keep bringing coaches over from Portugal. So the
2 plan is, once we have had three to five years, we would
3 like to start to use the people that have been mentored
4 through our coaching program.

5 MR. PEREIRA: That's it, Mayor.

6 MAYOR STRAUSS: Mr. Cusato, anything?

7 MR. CUSATO: I'm fine.

8 MR. WALSH: One thing, Mayor.

9 MAYOR STRAUSS: Sir? Mr. Walsh?

10 MR. WALSH: Yes.

11 Just very briefly, how about security for your
12 facility?

13 Are you planning on having security for your
14 facility?

15 MR. PILKINGTON: We won't have a security
16 guard, no. We will have security cameras, and it's fully
17 alarmed. We will retain a security contractor in case of
18 an emergency so if the alarm goes off they will reply
19 to it.

20 MR. WALSH: You will provide a --

21 MR. PILKINGTON: We will be contracting a
22 security contractor to respond to any alarms.

23 MR. WALSH: OK.

24 MR. PILKINGTON: You know, the alarm won't go
25 off and I'll go down there. The alarm will go off and

1 security contractors will go there as well. It will also
2 be linked to the --

3 It can be linked to the police as well, right,
4 the security system?

5 MR. LIGAS: Absolutely.

6 MR. STEVENS: Yes.

7 MR. WALSH: OK. And you know, you mentioned
8 something called GreenFields. Who is GreenFields?

9 MR. PILKINGTON: GreenFields is a turf company
10 which is owned by TenCate Industries, which is a billion
11 dollar textile firm. They can make any texture or fabric
12 that you like.

13 MR. WALSH: And you have the type of texture
14 that you want to use or --

15 MR. PILKINGTON: We will be using --
16 traditional turf fields are tufted. So the turf comes
17 through and it's, you know, basically sewn in. So you've
18 got two ends, that goes through the middle and it sticks
19 up like this.

20 MR. WALSH: Yes. I saw a little presentation
21 from the school district on that. OK.

22 MR. PILKINGTON: Well that's a very
23 old-fashioned type of turf and it needs to be replaced a
24 lot.

25 So the new turf -- and this is what they're

1 using in the Atlanta stadium, and it's called MX turf --
2 and this is woven. So instead of just having one in and
3 one out, this becomes a sprout of I think it's 18 fibers.
4 So it's 18 fibers sewn together. It gives a much better
5 quality of play than just fibers just loosely --

6 MR. WALSH: And how often does that have to be
7 replaced?

8 MR. PILKINGTON: There's a formula based on
9 usage. The minimum is 8 years. We wouldn't expect to
10 have to replace it for eight years. Really, with the
11 amount of traction that it's going to get, we're
12 expecting eight years. That's in our plan. Every eight
13 years we aim to change the field and get a new one.

14 MR. WALSH: And that's all going to be
15 contractually . . .

16 MR. PILKINGTON: Yes, that's all listed in the
17 RFP in terms of the upkeep.

18 MR. WALSH: OK. Thank you very much.

19 That's it.

20 MAYOR STRAUSS: Thank you.

21 OK. Mr. Pilkington, I'm going to open it up to
22 public comment. So if you can have a seat, and we'll
23 open it up.

24 I ask anybody that comes up to the podium to
25 please speak clearly and state your name and address for

1 the reporter.

2 Anybody in the first row? Second row? Third
3 row?

4 MR. PIZZARDI: Frank Pizzardi, 12 Shortridge
5 Drive, Mineola.

6 For full disclosure, I am the president of the
7 Mineola Athletic Association, but my children do
8 participate in the PAL and other local organizations.

9 One question I have is -- you talked about
10 helping to grow the local organizations and giving back
11 to them. But I did notice that FC Porto looks to develop
12 elite soccer players from the ages four to 23.

13 My question is: How do you know a four
14 year-old is an elite soccer player without inviting them
15 into your organization and having them be part of your
16 program, because you're going to build a four year-old
17 into an elite soccer player. You're not going to know
18 that right away.

19 So our main contingency are children the ages
20 from four until about 16. So while you're saying you're
21 going to help to build our organization, you're actually
22 going to be drawing from the same age group that we're
23 drawing from.

24 So I'd like to know if you could address those
25 concerns because I know those are going to be the

1 concerns of my organization.

2 The other issue I have is: I know when you're
3 talking about the field being 105 by 60, so you're
4 talking about four fields roughly 25 by 15 or so. Now
5 for soccer that's fine. We can train on that. But I
6 don't think you can have 20 kids -- because my son plays
7 lacrosse. You're not going to be able to put 20 kids on
8 a field that's 25 by 15 and practice lacrosse.

9 One, if FC Porto is still using it at the same
10 time, there's a safety issue because if you've ever been
11 hit with a lacrosse ball, it hurts. And you know, the
12 kids will be helmeted, but FC Porto could be running
13 clinics or practices where there's a risk of those people
14 getting hurt. And now does that open a liability issue
15 for the Village if someone does get hurt that way, being
16 that the facility is on a Village property.

17 Thank you very much.

18 MAYOR STRAUSS: All right. Thank you.

19 Anybody else in the third row? Fourth row?

20 MR. De COLLIBUS: Damien De Collibus, 66 Jerome
21 Avenue.

22 A few questions. One for the Board, actually.

23 I see the proposal is for a 30-year proposal as
24 of now. What happens at the end of that 30-year period
25 with the \$5 million-plus anticipated upkeep cost? Is

1 that something the Village is prepared to absorb? Seeing
2 that this structure would be an ongoing structure that
3 could potentially last for decades.

4 Secondly, just a follow-up. I am also a part
5 of the MAA. My children also play PAL sports. The
6 question that Frank had posed is a good one in that we're
7 a community-based organization. We're non-profit.
8 Absolutely non-profit. We try to keep costs down. We
9 also employ -- we have private partnerships with training
10 companies.

11 It sounds to me as if FC Porto, without meaning
12 to do so, would be encroaching on that training. We
13 wouldn't be looking into getting into a private venture
14 with an organization like FC Porto, although it would be
15 very valuable for our players. So I encourage you to
16 think about that and just answer how we would be
17 impacted.

18 And as he said, four year-old players, where we
19 don't know what their level of skill is or would be for a
20 number of years afterwards, are we going to be
21 competing -- with us trying to create a recreational
22 league that eventually develops into a more competitive
23 league -- with a company that's out for competition and
24 high-level supports. Just something to contemplate.

25 MAYOR STRAUSS: Thank you.

1 MR. De COLLIBUS: Thank you.

2 MAYOR STRAUSS: Anybody else in the fourth row?
3 Fifth row? Sixth row?

4 MR. O'CONNELL: Tim O'Connell, 216 Fairfield
5 Avenue. I run Mineola PAL with Bobby Redmond. So we
6 have a football program, hockey program and a lacrosse
7 program.

8 So looking at this indoor facility is a great
9 thing. There's definitely a need for an indoor facility.
10 The problem that allies is the uses of MAA and PAL
11 they've not incorporated into their business plan on how
12 they're going to make money on this.

13 Now that's one field. Even though they say
14 it's four fields, it's one field. All right. Frank was
15 saying when the MAA is on it, if they have two soccer
16 teams they're using the full length of this. The PAL is
17 on for football. You need 110 yards to do football
18 kickoffs, field goals. And you know, for lacrosse you
19 need a full field.

20 There's no way they're going to dictate to us
21 how many kids are going to be on the field, who shows for
22 practices and who is not going to show practices. Right
23 now we use those fields from 6:00 to 10:00 from August
24 1 -- August 1 to November 15 we use those fields from
25 6:00 to 10:00. So that's prime-time field usage. MAA

1 uses it on the weekends. In the spring we go from March
2 15 to June 15, Monday to Friday, 6:00 to 10:00 for
3 lacrosse. We use that field down there and MAA uses it
4 on the weekends in the summertime. You know, we share.
5 We share time. We have the same players play multiple
6 sports. We use it. So we have a great working
7 relationship with the MAA.

8 I don't think you're going to be able to make
9 the money they need to make during that time frame. We
10 certainly are not going to be able to share it, and we
11 wouldn't expect to share it, with FC Porto or anybody
12 else who's going to be on the field. We're going to need
13 full use of that. We have six or seven football teams
14 that use the field. We'll go three at a time in a night.
15 So we're using all that space. So if we get that, that
16 would be awesome. That's a good thing.

17 I think, based on these public-private
18 partnerships and seeing the other ones that have been
19 around the county, the way they're going to have to make
20 their money is they would use it from November 15 to
21 March 15, when neither the PAL or MAA uses it, and they
22 would just use it themselves for that time. That's where
23 they would make their money to be able to upkeep this and
24 facilitate it for 30 years.

25 Now also, the person that would be in charge of

1 this would be the Mayor. Most times in the park system
2 it would be a park commissioner who tells them the times
3 and uses. They will dictate the time and usage in here
4 because we don't have a park commissioner or anything
5 like that. It's not big enough. So it probably would go
6 to the Mayor to tell them when the Village would want to
7 use their time. So it's going to be at their discretion.

8 You also have an issue with park alienation, if
9 this land is considered a park. It might be still a
10 sump. I'm not sure. But the park alienation, you know.
11 I'm not sure what they categorize that as. So that would
12 be a separate issue there.

13 The reality of having multiple teams on there
14 is within our program. So MAA can have two or three
15 teams. PAL can have two or three teams. You're not
16 going to have two or three different groups on this
17 field. That's never going to work.

18 So they said four different fields are on
19 there. But that's all based on one field. So I just
20 want to be clear on that. There's one field there, but
21 it will be lined for multiple use. So you won't be able
22 to play multiple things in there unless you divide it in
23 three or four quadrants and you just had soccer and
24 you're doing cone training and things like that, but not
25 for real full-field play. So I just want to be just

1 clear on that as far as that goes.

2 Now also, when you have one of these deals, at
3 the end of 30 years, or whatever the time is, they have
4 the right to extend it. They have the right to extend
5 it. If they don't pay what they're going to pay, 40, 50,
6 60 grand a year, you would be able to take that back, and
7 then the Village would have to be prepared, like the
8 gentleman said, to then run the property, take it over
9 and run it.

10 There's definitely a need for indoor turf
11 facilities. That's for sure. But this isn't a dead
12 area. If this was a dead area, nobody was using it, it's
13 a home run. But it's a used area that's used for a big
14 part of the year. So I just wanted to kind of explain
15 that and just connect the dots there.

16 MAYOR STRAUSS: Appreciate it. Thank you very
17 much.

18 MR. GIBBONS: I'm sorry. Can you repeat those
19 dates again? It was August 1st to November 15 --

20 MR. O'CONNELL: August 1 to November 15, from
21 6:00 to 10:00.

22 MR. GIBBONS: Right.

23 MR. O'CONNELL: And March 15 -- usually when we
24 get on it depends on when Tom Rini let's us out there,
25 but March 15 to June 15.

1 MR. GIBBONS: Thank you.

2 MAYOR STRAUSS: All right. Thank you.

3 Anybody else in the sixth row? Seventh row?

4 Anyone else wishing to make public comment at all?

5 OK.

6 MS. YOUNG: Can I ask one question?

7 MAYOR STRAUSS: Yes, ma'am. Come on up to the
8 podium. You certainly can.

9 MS. YOUNG: If their --

10 MAYOR STRAUSS: Ma'am, if you'd come to the
11 podium so the people who are not here at the meeting --

12 MS. YOUNG: I just want to ask a silly
13 question.

14 MAYOR STRAUSS: It's not a silly question.
15 They're all good questions.

16 MS. YOUNG: My name is Joan Young. I live on
17 15 Holly Avenue.

18 Just curious, there's so many places now you
19 have to pay to park in parking lots. Do you have to pay
20 to park in the parking lot for this facility? Because I
21 think that's crazy when you have to pay to use a
22 facility.

23 MAYOR STRAUSS: Thank you. We'll ask. Thank
24 you.

25 Sir?

1 So there were a couple of questions. If you
2 could address how you know if a four year-old is an elite
3 player or not, and if you can address the encroachment
4 concerns with the MAA.

5 MR. PILKINGTON: Based on my experience in the
6 U.S. soccer market there's two target markets, there is
7 the community-based market and there is the elite-based
8 market. In the beginning this is parental driven. So
9 it's driven by the parents. Do I want to commit to a
10 program that practices twice a week for an hour at a
11 time, or do I want to commit to a program that maybe
12 practices once a week, where 30 minutes is training and
13 30 minutes is games. So there's two distinct products
14 there.

15 The youth academy, at the younger ages, to
16 satisfy the demands on the players to become an elite
17 level player, is all about time and time spent on the
18 field. So in terms of Porto, they would be opening up
19 the opportunity to train more, but the cost for that is
20 not the same cost. It's not the same cost structure as
21 the MAA. So I see it as two different target markets,
22 two different potential markets.

23 And based on other academies that we've opened
24 in the U.S., there was always a lot of worry of, you
25 know: Well, you're going to take our players. We're not

1 going to end up with any teams. And that really isn't
2 the case because we're talking about the one or two
3 percent of parents, not every parent. So is it going to
4 be one kid that may come from the local area, or two
5 kids? Yes, maybe. But is it going to be all the kids?
6 No, absolutely not.

7 And we also -- I know you didn't seem keen on
8 some sort of partnership, but I would also be open to
9 running a co-branded program in the younger age groups
10 because you're absolutely right, you can't determine
11 whether a four year-old is -- one, you can determine
12 which four year olds are going to be successful athletes
13 probably 75 percent of the time. But at the same point
14 you can't definitively say, Hey, listen, this is a top
15 level soccer player and this isn't.

16 So you know, if there needs to be some
17 co-branded age agreed limit, you know, if you think that
18 four year olds is a target market that you think we're
19 going to encroach upon, it's a conversation that we're
20 certainly open to hear their ideas and where they would
21 like to take it.

22 And I think that really goes for most of the
23 questions on time and sharing and how it will work and
24 the amount of field space that everybody gets. It really
25 is now time to take the next conversation so we have a

1 much clearer picture of, yes, OK, there's 25,000 hours
2 there. Is that 25,000 hours enough to satisfy
3 everybody's needs? And if it's not, then it's not. You
4 know, we have a significant investment, but we're looking
5 to invest in the town as well. You know, we're not just
6 coming in and saying: Hey, this is a great area for us
7 to stick our bubble. We're going to actively engage.
8 And we think we can do some real good and raise the
9 standard of U.S. sports.

10 But also, at the same point, the partnership
11 has to work for everybody involved. So it needs to work
12 for my group. It needs to work for your group. It needs
13 to work for the other user groups. And I think we're
14 only going to know that when we start further discussions
15 in terms of time and space.

16 MAYOR STRAUSS: What about the divvying up the
17 field, the sharing of the size of the field in regards to
18 lacrosse?

19 MR. PILKINGTON: The quarters are 52 by 38. So
20 not 25 by 15, as the gentleman said. So it is
21 considerably larger than that.

22 I'm not a lacrosse expert. I don't claim to
23 be. And I will be speaking to U.S. lacrosse, who I have
24 good links with, and follow their recommendations based
25 on the size and age-appropriate space.

1 MR. PEREIRA: Is there some divider?

2 MR. PILKINGTON: Yes. It's also totally
3 divided with 45 or 50-foot nets. So there's no danger of
4 a lacrosse ball ever flying over and hitting somebody on
5 another field. The whole thing is apportioned up. It
6 can be apportioned into quarters, it can be apportioned
7 into thirds, for games. So there's no liability issue in
8 terms of people being hit with flying balls, certainly
9 not in terms of being negligent. If one falls over and
10 manages to flick one over a 50 foot net, I think that
11 that's not going to be a regular occurrence.

12 MAYOR STRAUSS: And you feel comfortable that,
13 with the time frames that we're requesting for the MAA
14 and the PAL, that you'll still be able to be a profitable
15 business.

16 MR. PILKINGTON: Yes. The gentleman raised an
17 interesting point, which is certainly part of our
18 business plan. But there is a seasonal option as well.
19 The seasonal option is: We're not kicking any current
20 users off in the winter because nobody currently uses the
21 space in the winter; however, we'd still like to open up
22 space for the groups to use because we're trying to
23 engage the whole population. So we'd want to give some
24 time there, but also work with the groups. If we're
25 going to give, we would like them to give as well. So if

1 we're going to open up extra inventory in the winter when
2 they never get to train, I think we just need to sit down
3 and have a conversation about what the requirements are
4 for the groups and what the requirement is for my group
5 in terms of making it a business that is viable.

6 And it was raised about, I think, what happens
7 at the end of the 30 years. What usually happens in
8 these cases is it gets returned back to its original
9 state, because the air-supported structure is temporary,
10 or there's a renegotiation of license and it carries on.
11 I'm sure by then air-supported structures will have
12 changed into something else, but you never know. So that
13 would be in answer to the question of what happens at the
14 end. You wouldn't get a hole in the ground. It will be
15 returned back to its original grass field, or we can look
16 at renegotiating further terms.

17 MAYOR STRAUSS: What about parking?

18 MR. PILKINGTON: You wouldn't have to pay for
19 parking.

20 And so in terms of parkland alienation as well,
21 we did discuss this with Peter Mineo, and he believed
22 that it wasn't alienation of parkland based on the use of
23 it being a sump, not a park. Obviously that can be taken
24 up when the full EAF form is done and that issue can be
25 addressed as well.

1 MAYOR STRAUSS: OK. Any other questions from
2 the Board?

3 MR. WALSH: How about the question about the
4 conflict of interest between FC Porto training and the
5 trainers that they currently have?

6 MR. PILKINGTON: I think that the agreement of
7 any coach is to give their players opportunities to
8 excel. If that means there is a slight bleed of top
9 players to be given extra opportunities and real exposure
10 to the professional game, I don't necessarily see that as
11 a bad thing. However, we have in the past struck
12 non-competes with clubs where we would not take any
13 players from that club.

14 MR. WALSH: Yes because, I mean, to
15 Mr. Pizzardi's point, to Frank's point, you know, I'm
16 sure that there's concern about poaching of better
17 players. And that is --

18 MR. PILKINGTON: Again, I addressed that. Two
19 different target markets. We're providing real exposure
20 to the professional game and the opportunity for players
21 to achieve a professional standard through
22 professional-grade training.

23 MR. WALSH: The market will determine who is a
24 professional, of course.

25 MR. PILKINGTON: Everyone kicks the ball the

1 same way when they first start. It's what happens in
2 between. And we're firm believers that, with 123 years
3 of history and of creating players, that they have a
4 pretty good way of carrying on after that first kick.

5 And like I say, we're here to provide
6 opportunities. And if we find a professional player in
7 Mineola, I think everybody would be very happy. I know
8 Carlos Mendes is held in very, very, high regard in the
9 local community as a professional soccer player. We
10 would like to open up that opportunity as well. But
11 again, we're more than happy to sign non-compete
12 agreements, and then that would be an issue for the MAA
13 to tell the players that they wouldn't be allowed to play
14 with us. That's fine. We have no problem doing that
15 because we're out for such a small percentage of the
16 market of 123,000 youth soccer players. You know, a full
17 academy is 287 players. It's a very, very, small amount.

18 MAYOR STRAUSS: You need to understand our
19 concern with our local neighborhood kids. We want to
20 make sure that they're not shut out, that they still have
21 the same opportunities that they have now to play
22 lacrosse, to play football, to play baseball, to play
23 soccer. We just want to make sure that that still is
24 going to ride.

25 MR. PILKINGTON: That's -- my life has been

1 dedicated to youth sports, and more recently professional
2 sports, and I'm passionate about creating opportunities
3 and having kids have very, very, positive experiences
4 through sport. I can't say that if I'm going to take
5 away time and space from people that they're going to
6 have a positive experience, and that's completely against
7 what I've spent the last 15, 20, years doing. Fifteen
8 years in this country and 20 years worldwide.

9 MAYOR STRAUSS: OK. Thank you.

10 Mr. Gibbons, anything?

11 MR. GIBBONS: No, Mayor.

12 MR. PEREIRA: I think I have a --

13 MAYOR STRAUSS: Yes, sir.

14 MR. PEREIRA: Just to be clear, I want to make
15 sure that Damien's question was answered.

16 So currently MAA contracts out to Empire, or
17 Coastal, or anybody else. You're not looking to come in
18 and --

19 MR. PILKINGTON: No, FC Porto would not provide
20 outside training to outside organizations.

21 MR. PEREIRA: OK. Right. So FC Porto is not
22 looking to become the training partner of the MAA.

23 MR. PILKINGTON: No. Absolutely not.

24 MR. PEREIRA: OK. So they would be allowed to
25 make whatever deals --

1 MR. PILKINGTON: They can pick whoever they
2 like. If they're happy with their current training
3 provider, then . . .

4 MR. PEREIRA: And they can use the facility,
5 obviously.

6 MR. PILKINGTON: Yes. Absolutely. Yes.

7 MR. PEREIRA: And then the other question is:
8 Obviously you're -- for lack of a better term -- you
9 know, you have Albertson. You have East Meadow. You
10 have Met Oval. You have Cosmos now. You have NYCFC and
11 all these academy programs. You're going to have to
12 poach from somewhere. Like, you're going to have to take
13 from their --

14 MR. PILKINGTON: I don't think poach is --

15 MR. PEREIRA: Is the right word.

16 MR. PILKINGTON: -- is the right word.

17 MR. PEREIRA: Right.

18 MR. PILKINGTON: A lot of these programs are in
19 their infancy. Albertson lost their academy status based
20 on the fact that their training was not up to par.

21 MR. PEREIRA: Right.

22 MR. PILKINGTON: So the opportunities that were
23 afforded by that club did not fit in with the national
24 governing body's idea of what should be created --

25 MR. PEREIRA: But to allay the normal MAA

1 parent's fears, that's essentially the level of player
2 that you're looking to grab.

3 MR. PILKINGTON: No. Absolutely. If Paul
4 Mariner was here, he should be concerned because, you
5 know, they have elite-based players. If Gio Savarese was
6 here, he should be concerned because we're looking to
7 have an elite-based program --

8 MR. PEREIRA: That's who you're going to
9 compete with.

10 MR. PILKINGTON: Yes. We're not looking to
11 compete with the MAA. We're looking to help in any way
12 we can.

13 MR. PEREIRA: Now just from personal
14 experience, something that Mr. O'Connell said, and I'm
15 right down their when he's practicing, but I can tell you
16 that it can work in some ways. Anyway, I remember
17 coaching my daughter this year, this past season, and we
18 were on Field 3 and we had our game going on and right
19 next to us was another six year-old game going on.

20 MR. CUSATO: My granddaughter's.

21 MR. PEREIRA: Right. You were there that day.

22 And on the other half of the field there were
23 two training sessions with Empire, or something, going
24 on. So there were actually four uses on that field. So
25 it can be done. You know, I was playing on the 18 yard

1 box. Paul Cusato's granddaughter was playing between the
2 18 and midfield. And then from the other midfield to the
3 end line you had two groups, sizable groups, training
4 with the trainer. So it can be done.

5 And the other thing is -- and I think
6 Mr. Cusato and Mr. Durham -- we still do have two little
7 league fields. We still have Field 2. We still have
8 Field 1. We still have school fields. We still have a
9 community center. We still -- all of those. It's not as
10 if all of a sudden every single use that we have in the
11 Village is going to be, you know, packed into this
12 facility. And but I'm -- but the bottom line is here we
13 are, you know, MAA and PAL come first.

14 MR. PILKINGTON: Absolutely. I agree.

15 MR. PEREIRA: And as long as their needs are
16 met. And as you said, even if it's a little bit of
17 bargaining. You know, we'll give you more time in the
18 winter, where you could get no time on Field 3, and
19 you're a little bit more flexible, perhaps, in the other
20 times. Especially if the school district comes online
21 with two turf fields, one of them being lit. Perhaps
22 there are other alternatives.

23 But I certainly am glad to hear that at least
24 here, today, you are amenable to working with these two
25 organizations and working with the Board to provide us

1 with what we have. We want this to be an enhancement to
2 what we have, not a detriment. We want to get more than
3 what we get currently on Field 3, not less.

4 MAYOR STRAUSS: Absolutely. And I think with
5 it being domed and with it being turfed, there's no
6 rainouts. There will be no snow issues, weather issues.
7 So I think it would be, as it is now, something
8 worthwhile looking at.

9 Mr. Durham, do you have any other comments?

10 MR. DURHAM: No. Trustee Pereira covered the
11 outside training.

12 MR. CUSATO: You know, something just came to
13 mind, Mr. Pereira.

14 High school band competitions, would you be
15 willing to do band competitions in your facility? I
16 mean . . .

17 MR. PILKINGTON: If the acoustics would support
18 it.

19 I think you'd find it's like the whispering
20 wall, that you can stand on one side of the dome and
21 speak and you can hear in the opposite corner what those
22 people are saying. I think you'd have to speak to the
23 music teachers whether it would be acoustically viable to
24 hold a band competition.

25 But yes, that's the sort of things that we

1 would be looking to do, take a partnership with the
2 school district to host events like this so that we can
3 ease up the inventory issues with that new field. So
4 we're trying to involve everybody in the conversation
5 because there's going to be more fields in Mineola than
6 there's been before, not less. So I want to find a
7 workable solution that provides a great indoor facility
8 and year-round play that's supported in the ecosystem
9 that I briefly mentioned that allows all users and
10 residents in Mineola to get what they want when they want
11 it. It's going to be -- to be in one of these things is
12 an awesome experience. To play in one of these things is
13 a great experience..

14 MR. PEREIRA: If I understand you, so for
15 example, I know from teaching high school for a long time
16 baseball and lacrosse traditionally start March 1st. And
17 I'd say nine out of ten years they're not getting on the
18 field for two or three weeks because we have a late snow
19 or something like that. So you could foresee something
20 where, hey, during that time they can use the facility,
21 but then in the summer they would let you use the fields,
22 or they would compensate somehow.

23 MR. PILKINGTON: Yes. Yes. That's absolutely
24 right. And whether that means that I move the FC Porto
25 program onto those fields, because the people would be

1 paying the same amount of dues, and the indoor and those
2 dues subsidize full access to the dome field, you know,
3 like I say, there's a lot of to be continued
4 conversations and a lot of extra conversations that need
5 to be had to make sure that everybody is fully involved
6 in the process and very happy with the outcome. I think
7 there is a workable solution, else I wouldn't have poured
8 nine months and considerable resources into looking at
9 this area. And it's a great area. And I think we can do
10 good things. I know there's a level of resistance
11 towards the brand, but I really do think that the brand
12 can do very, very, good things locally and regionally,
13 and ultimately nationally and internationally as well.

14 THE COURT: Any other comments from the Board?

15 MR. CUSATO: No.

16 MAYOR STRAUSS: Two last questions from me.

17 On page 11 of the RFP, the amounts of the
18 capital investments that you're looking to secure are
19 pretty significant. How will the company guaranty
20 performance of the obligations? And will you be willing
21 to provide a performance bond through the 30 years of
22 license?

23 MR. PILKINGTON: We can provide a performance
24 bond, yes.

25 We actually have a set formula for a reserve

1 account. So each year -- I can share that with the
2 Board -- a reserve account is created where, by the time
3 we get to year eight and we have the replacement, the
4 reserve fund we've been accumulating from years one to
5 eight will pay for that. So that's already in the
6 business plan.

7 THE COURT: OK. Great. Thank you.

8 And the last question I have: On page 13 of
9 the RFP it states that the information is supplied on a
10 confidential basis. I need you to understand that we
11 can't get involved in confidential information. Every
12 business interaction that we need to do has to be out and
13 open to the public. So I just need you to be aware of
14 that.

15 MR. PILKINGTON: OK. That's fine. I can open
16 up anything that you need.

17 MAYOR STRAUSS: OK. That will be fantastic,
18 because it needs to be done.

19 OK. I don't have any other comments. I
20 appreciate the presentation that you did. There's a lot
21 more that needs to be done still. There's a lot of
22 information that you'll need to secure, a lot of
23 information that we'll need to secure. There's a lot
24 still, I'm sure, questions that are going on. So there's
25 a lot of information that we need to digest. And we

1 still need to make sure that this is a good proposal for
2 the Village.

3 So we'll follow-up with you and we'll have a
4 consensus of the Board. We'll speak to some of the
5 stakeholders here, the MAA, the PAL, on a different
6 level, and we'll get back to you.

7 MR. PILKINGTON: OK.

8 MAYOR STRAUSS: Mr. Gibbons, anything?

9 MR. GIBBONS: No, Mayor.

10 MAYOR STRAUSS: OK. Great.

11 Anybody else, before we end the meeting this
12 evening, have any other comments you'd like to come up
13 to?

14 Yes, sir.

15 VOICE: Is there an opportunity outside of
16 this --

17 MAYOR STRAUSS: Sir, if you could come up to
18 the podium.

19 MR. PEREIRA: He's asking if there's an
20 opportunity to discuss an issue outside of this.

21 MAYOR STRAUSS: Oh. Outside of this?

22 No, not this evening. No.

23 VOICE: Not this evening.

24 MAYOR STRAUSS: No, sir, not this evening.

25 VOICE: Not this evening.

1 MAYOR STRAUSS: Not this evening, but if you
2 stick around we'll come out and talk to you.

3 MS. YOUNG: He just has something to say other
4 than --

5 MR. PILKINGTON: Can I add one more thing?

6 MAYOR STRAUSS: Yes, of course you can.

7 MR. PILKINGTON: Just out to the floor that if
8 anybody would like to take my contact details and then
9 arrange a meeting, any people from the MAA, or any people
10 from the PAL, or any stakeholders, I'll be available
11 afterwards to hand out my details, if that's all right.

12 MAYOR STRAUSS: Yes. That would be fine. That
13 would be fine. OK. Great.

14 I'll entertain a motion to close the session.

15 MR. WALSH: Motion.

16 MAYOR STRAUSS: Motion by Trustee Walsh.

17 Second?

18 MR. PEREIRA: Second.

19 MAYOR STRAUSS: By Trustee Pereira.

20 All in favor?

21 MR. DURHAM: Aye.

22 MR. PEREIRA: Aye.

23 MR. CUSATO: Aye.

24 MR. WALSH: Aye.

25 MAYOR STRAUSS: Aye.

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Any opposed?

Carried.

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This is to certify that the within and foregoing is a true and accurate transcript of the stenographic notes as recorded by the undersigned Official Court Reporter.

* * *


PATRICIA A. TAUBER, RPR
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