



INCORPORATED VILLAGE OF
Plandome Heights

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September 19, 2022

Residents:

I write with two updates on occupancy.

On March 18, 2022, I wrote to you that our landlord made an assertion, which we disputed, that the Village owed over \$20,000 of fees dating back 13 years. I told you of my view that the Landlord was "simply trying to 'raise the rent' through threatened and disputed charges." Having no success resolving the matter, we turned it over to the Village Attorney.

After standing firm for eight months, the Village has agreed to, and the landlord has accepted, a Settlement and Release Agreement resolving all matters. The amount involved is much less than the amount asserted and less than it would cost to continue the dispute. That cost will have no effect on your property taxes because we have reserved funds to cover that matter.

The good news is that we will enjoy the benefits of our three-year lease extension (which began on August 1, 2022) unimpeded by dispute. However, we continue to expect occupancy costs to increase significantly, with this landlord or others, after our lease extension period. So, we continue to look for alternatives, including the possibility of a purchase, not lease.

Secondly, members of the community have expressed interest in better understanding our view of our space needs. Therefore, the Village has retained an Architect to assess and document our space needs. The Architect is especially qualified and well respected with a strong reputation and a history of service in the local community. Further, he was a municipal official himself for a local village for many years. The Trustees and I believe that all residents will benefit from a professional, documented, independent perspective. Once again, the minor cost of this work will be paid from reserve funds and not current property taxes. This work has begun and I look forward to sharing the report with you.

These two matters (lease settlement and space analysis) are related in this way; my sincere hope is that no future Mayor will have to stare down the threat of eviction as we have done for 8 months, because we should have a permanent home, suitable for our residents needs and at an affordable cost for our Village. The Village is in a unique position to do this at this time and our residents deserve, and can afford, it.

Questions, comments and complaints, as always, are cheerfully accepted.

Sincerely,
INCORPORATED VILLAGE OF PLANDOME HEIGHTS

Kenneth C. Riscica
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