

## **Title Company Services Approved List Resolution**

A meeting of the Nassau County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 1550 Franklin Avenue, Mineola, County of Nassau, New York, on April 11, 2013, at 5:30 p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

**PRESENT:**

Gary Weiss	Secretary
Christopher Fusco	Asst. Secretary
Timothy Williams	Chairman
John Coumatos	Vice Chairman

**ABSENT:**

John T. Ahern

**THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:**

Joseph J. Kearney	Executive Director
Joseph Foarile	Chief Financial Officer
Colleen Pereira	Administrative Director
Nicholas Terzulli	Director of Business Development
Mary Dolan Grippio	Chief Marketing Officer
Edward Ambrosino, Esq.	General Counsel
Paul O'Brien, Esq.	Bond/Transaction Counsel
Milan Tyler, Esq.	Bond/Transaction Counsel

The attached resolution no. 2013-28 was offered by G. Weiss, seconded by T. Williams:

Resolution No. 2013-28

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY ESTABLISHING AN APPROVED  
LIST OF QUALIFIED CONTRACTORS TO PROVIDE  
CERTAIN TITLE INSURANCE SERVICES

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Agency may from time to time require the services of firms ("Title Companies") to conduct title searches, cause the issuance of title insurance policies through authorized insurers and perform other title-related services in connection with its "projects" (collectively, "Projects"); and

WHEREAS, the Agency issued a Request for Qualifications to Provide Certain Title Insurance Services (the "RFQ") seeking statements of qualifications from interested Title Companies, and the Agency published notice of the issuance of such RFQ on February 27, 2013 in *Newsday* and on February 27, 2013 in *Noticia*; and

WHEREAS, the Agency received statements of qualifications from certain Title Companies (collectively, the "Statements") expressing interest in providing the services contemplated by the RFQ (collectively, the "Title Services"); and

WHEREAS, in accordance with its Charter, the Finance Committee of the Agency reviewed the Statements, determined that interviews of the respondent Title Companies would not be necessary or desirable, found that all such Title Companies meet the minimum requirements set forth in the RFQ and are qualified to provide the Title Services, and recommended that the Agency establish an approved list of Title Companies to provide the Title Services; and

WHEREAS, the Agency desires to establish such an approved list of Title Companies to provide the Title Services;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby ratifies and confirms all actions heretofore taken by the Agency's staff and the Finance Committee in connection the procurement of the Title Services pursuant to the RFQ.

Section 2. The Agency hereby determines that the procurement of the Title Services pursuant to the RFQ constitutes a procurement of services for the benefit of a third party and for which payment will be made from funds provided by such third party or a person or entity other than the Agency and, therefore, is not subject to the requirements of the Agency's Statement of Procurement Policy and Procedures.

Section 3. The Agency hereby determines that the proposed action is a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, "SEQRA") involving "continuing agency administration" which does not involve "new programs or major reordering of priorities that may affect the environment" (6 NYCRR §617.5(c)(20)) and therefore no Findings or determination of significance are required under SEQRA.

Section 4. The Agency hereby accepts the recommendations of the Finance Committee (i) that interviews of the respondent Title Companies not be required, (ii) that all of such Title Companies are found to meet the minimum requirements set forth in the RFQ and are qualified to provide the Title Services, and (iii) that the Agency establish an approved list of Title Companies to provide the Title Services.

Section 5. Effective as of the date of adoption of this Resolution, the Agency hereby establishes an approved list of Title Companies to provide the Title Services consisting of the Title Companies set forth on Exhibit A annexed hereto (the "Approved List").

Section 6. The Agency hereby authorizes and directs the Executive Director to select Title Companies from the Approved List from time to time in connection with the Agency's Projects; provided, however, that the cost of obtaining Title Services shall be borne solely by the Project applicant or other third party person or entity. The selection of the Title Company for a Project shall be made by the Executive Director in his or her discretion. The Executive Director is hereby authorized and directed to negotiate and enter into a retainer agreement or similar contract with each Title Company, if deemed advisable or necessary by the Executive Director, on such terms and subject to such conditions as the Executive Director may deem advisable or necessary, subject to the terms of this resolution and the requirements of the RFQ. The Executive Director's execution of any such agreement or contract shall evidence the Agency's approval of the terms thereof.

Section 7. This Resolution shall not preclude the Agency from appointing and engaging other consultants as determined from time to time by the members of the Agency. The Agency reserves the right to cancel the Approved List at any time.

Section 8. This Resolution shall take effect immediately.

ADOPTED: April 11, 2013

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Gary Weiss	VOTING	Aye
Christopher Fusco	VOTING	Aye
Timothy Williams	VOTING	Aye
John Coumatos	VOTING	Aye
John T. Ahern	EXCUSED	

The foregoing Resolution was thereupon declared duly adopted.

EXHIBIT A

Approved List of Title Companies

East Coast Abstract Inc.

First American Title Insurance Company

Vista Land Services

STATE OF NEW YORK            )  
  ) SS.:  
COUNTY OF NASSAU         )

I, the undersigned ~~[Assistant]~~ Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on April 11, 2013 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 11<sup>th</sup> day of April, 2013.

  
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~~[Assistant]~~ Secretary

(SEAL)