

Nassau County Industrial Development Agency

BOARD MEETING

MINUTES

June 24, 2014

5:00 pm

I. Roll Call

Tim Williams	Present
Gary Weiss	Present
John Coumatos	Present
Chris Fusco	Excused
Mike Rodin	Excused
Jack Ahern	In Memoriam

II. Approval of June 5, 2014 Board Meeting Minutes

Tim Williams moved to approve the Minutes from NCIDA's June 5, 2014 meeting. Gary Weiss seconded the motion. The motion carried unanimously.

III. Treasurer Report

NCIDA Chief Financial Officer Joseph Foarile gave the Treasurer's report. Mr. Foarile said that all revenues and expenses are in line with NCIDA Projected 2014 budget.

IV. Business and Discussion

A. 283 North Franklin Realty LLC Tax Deviation Resolution & Final Approving Resolution

NCIDA Executive Director Joseph Kearney presented to the Board and said the issue at hand was consideration of reapproving a previously approved resolution regarding Garden City Jeep. To wit, the Applicant is using an out-of-state lender who is unwilling to subordinate to an NCIDA PILOT mortgage. After negotiations with the bank, the Agency will have an interest in Project by securing the three highest PILOT payments. If PILOT goes unpaid, Nassau County can foreclose. Counsel believes three years is sufficient to ensure PILOT is paid. NCIDA has first position, but for said amount will subordinate at that level.

Applicable notice has been given and no further comment from public was received.

NCIDA Chairman Tim Williams said that Hempstead Village Mayor Hall still supports the Project and that this just a technical change to closing documents.

Gary Weiss moved, John Coumatos seconded, and the Board unanimously voted to approve:

NCIDA Tax Deviation Resolution # 2014 – 50

NCIDA Final Approving Resolution # 2014 – 51

B. Amsterdam House Continuing Care Retirement Community

NCIDA Bond Attorney Milan Tyler gave a presentation to the Board. He said that in 2007 the NCIDA approved \$300 million in bonds to build a retirement community. The Project was constructed, but is not fully leased; as a result, the Project is experiencing financial difficulty. The Applicant is requesting the NCIDA modify the PILOT and freeze for 9 years taxes at current, and then resume previously agreed to PILOT schedule after 9-year freeze. The Applicant is requesting the PILOT freeze at \$275,000 level for 9 years. The entire PILOT is 25-year term.

The facility is a continuing care retirement community – the only one in Nassau County. The nonprofit provides housing options through a continuum of care including independent living, assisted living and skilled nursing care all on same campus. Residents pay an entrance fee and service fee and as their health deteriorates, residents are moved to facilities that meet their needs. Currently the facility has 330 residents with 83% of independent living sold and 90% of assisted living sold.

Applicant said that their financial situation is dire and debt will have to be restructured.

Mr. Tyler said the NCIDA and Nassau County have no exposure on debt.

Gary Weiss moved to approve; John Coumatos seconded and the Board unanimously approved:

NCIDA PILOT Deviation and Amending Resolution #2014-52

C. Roslyn O-S Partners

Applicant provided overview of the Project. The location is in the Port Washington Industrial Park on a blighted parcel. This Project will create a 165 room Hilton Garden Inn. \$15 million construction cost will generate construction jobs and over 60 permanent full time jobs. Applicant has received a list of union contractors to ensure they have the ability to bid on jobs.

Paul O'Brien said the Applicant is requesting a 20-year PILOT term with phased in improvements starting in year 4 plus 2% rate increases. In addition, Applicant is requesting mortgage recording tax, and sales tax relief.

Joe Kearney said Staff recommends Board approval. The Project will result in the redevelopment of a parcel of land that is an eyesore to the community and will not cut real property taxes. The Project will generate \$5 million of net tax benefit, resulting in 62 permanent jobs and approximately 300 construction jobs. In addition, the Project is a tourist destination, as it will cater to executives traveling domestically and internationally. It is the only branded hotel in Port Washington.

Gary Weiss moved, John Coumatos seconded, and the Board unanimously approved the following:

NCIDA SEQRA Resolution #2014-53

NCIDA PILOT Deviation Resolution #2014-54

NCIDA Final Inducement and Approving Resolution #2014-55

D. PPF SS 600 Sunrise Highway LLC

Joseph Kearney provided background on the Project. Mr. Kearney said the Applicant is seeking to acquire a parcel of land located at 6000 Sunrise Highway in Massapequa, New York. The Applicant would demolish structure and build a self-storage facility. The Applicant is seeking a 15 year PILOT with new improvements phased-in and 1.66% rate increases years 6-10 and 2% increases years 11-15.

Mr. Kearney said that unless NCIDA provides relief the Project would not happen. Staff recommends approval because completion will result in \$ 3 million of economic impact and \$ 2 million of tax benefit. In addition, Applicant will be a low-impact consumer on municipal services.

Paul O'Brien said this Project falls within NCIDA Adaptive Reuse policy.

Gary Weiss moved; John Coumatos seconded, and the Board unanimously voted to approve:

NCIDA SEQRA Resolution #2014-56

NCIDA PILOT Deviation Resolution #2014-57

NCIDA Final Inducement and Approving Resolution #2014-58.

V. Adjournment

Gary Weiss moved to adjourn. John Coumatos seconded the motion. Unanimously approved.

Nassau County Industrial Development Agency

AUDIT COMMITTEE MEETING

MINUTES

June 19, 2014

12:30 pm

I. Roll Call

Gary Weiss	Present
Chris Fusco	Present
John Coumatos	Excused

II. Business and Discussion

NCIDA auditors, AVZ Certified Public Accountants, met with NCIDA Audit Committee. AVZ had no issue with 2013 NCIDA audit.

III. Adjournment

Gary Weiss moved. All in favor.