



City of Long Beach

Opening Long Beach for Business



Bringing Best Practices for Economic Development to Long Beach

Creating a Mechanism for Recruiting & Supporting Local Businesses & Job Growth

Creating a Local Development Corporation (“LDC”)

The Not-For-Profit Corporation Law of the State of New York (the “LDC Act”) authorizes the establishment of not-for-profit Local Development Corporations operated exclusively for charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry to the community or area or by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest.

Economic development projects in New York often involve a Local Development Corporation (“LDC”) and are often the vehicle through which local economic development is conducted.

LDCs are predominately formed by, and work closely with, municipalities by providing not only greater transactional flexibility for undertaking economic development projects, but also added liability protection because the LDC is a bankruptcy remote entity.

LDCs are established as not-for-profit or quasi governmental type corporations that are empowered to construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants in the territory (a “Benefited Territory”) and to make loans. LDCs can provide financial assistance for the construction, acquisition, rehabilitation, improvement and maintenance of facilities for others in its Benefited Territory. Specific LDC powers include the ability to:

- Disseminate information and furnish advice, technical assistance and liaison services to Federal, State and local authorities;
- Acquire by purchase, lease, gift, bequest, devise or otherwise, real or personal property; and
- Borrow money and to issue negotiable bonds, notes and other obligations.

Additionally, the City of Long Beach LDC will develop sustainable economic development principles modeled after those articulated in the United Nations 2005 World Summit Outcome Document “defining sustainable development as economic development, social development, and environmental protection.”

From: LB Chamber [mailto:info@thelongbeachchamber.com]
Sent: Friday, February 17, 2012 5:41 PM
Subject: Economic Development Initiative Updated

Please find a revised copy sent by me on February 15th on behalf of the City of Long Beach regarding "Economic Development in Long Beach".

Economic development projects in New York often involve a Local Development Corporation ("LDC") and are often the vehicle through which Local Economic Development is conducted. Bringing best practices for Economic Development to Long Beach, creating a Mechanism for recruiting and supporting local Businesses and job growth.

The Long Beach Chamber fully endorses this prospective plan and urges that you attend the next City Council Meeting on Tuesday, February 21, 7 PM at City Hall.

Best Regards,

Michael J. Kerr

President,

Visit The Long Beach Chamber website at: www.thelongbeachchamber.com

2/21/2012

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PAUL FARINO
Secretary, Treasurer

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The Voice of Long Island's Highway & Infrastructure Professionals

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February 15, 2012

Mr. Jack Schnirman
City Manager
City of Long Beach
1 West Chester Street
Long Beach, NY 11561

Dear Jack:

I wanted to thank you for speaking at LICA's Nassau Infrastructure Summit last Friday. From your remarks and what I've read in the paper, you are having a bit of a baptism by fire and myself and LICA wish you all the best.

I understand from Dan Perkins, our new Manager of Public Affairs that you are looking to introduce legislation into the city council to establish a local development corporation. We think that is a wonderful idea and LICA fully supports your vision and your efforts.

Since the recession hit in 2008, too often various forms of government have taken the position of slashing services without giving serious consideration to the other side of the budget ledger, increasing revenues. We truly believe that a local development corporation in the City of Long Beach will help spur the economy and we all know a growing economy is healthy for Long Island Contractors.

Please let me know how we can be of further assistance.

Sincerely,

Marc Herbst
Executive Director



LONG ISLAND
BUILDERS INSTITUTE

Advocating Responsible Building & Remodeling

1757-8 Veterans Memorial Hwy., Islandia NY 11749 *Phone: 631-232-2345*Fax: 631-232-2349
mitch@libi.org * lois@libi.org www.libi.org

February 10, 2012

Mr. Jack Schnirman
City Manager
City of Long Beach
1 West Chester Street
Long Beach, NY 11561

RE: Local Development Corporations

Dear Manager Schnirman:

The Long Island Builders Institute, the region's largest residential home building trade association, wishes to support the efforts of the City of Long Beach to create a Local Development Corporation to promote and facilitate economic development opportunities within Long Beach.

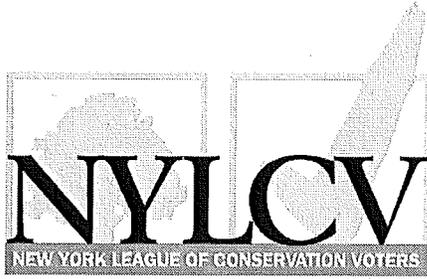
In these difficult economic times on Long Island, our municipalities need to use every possible measure allowed by the State of New York to provide for financial and other benefits for economic development opportunities. Within those municipalities which have already created such entities, such as the Town of Hempstead and the Town of Brookhaven, significant progress has been in attracting various types of companies to the municipality, including manufacturing companies which are essential to the health of the Long Island economy. Local Development Corporations can assist in the retention and attraction of companies and create well paying jobs for the residents.

The creation of a new Local Development Corporation by the City of Long Beach is one more essential option for the city to take to be a new player in the economic development field on Long Island. The Long Island Builders Institute strongly supports this initiative and looks forward to working with the entity to promote new economic activity and create new jobs.

Thank you for your consideration of our views.

Very truly yours,

Mitchell H. Pally
Chief Executive Officer



Contact:
Joshua Klainberg
New York League of Conservation Voters
Deputy Director
(212) 361-6350 x 207
jklainberg@nylcv.org

Memorandum in Support

Creating a Local Development Corporation (“LDC”) In the City of Long Beach

Bringing Best Practices for Sustainable Economic Development to Long Beach

The New York League of Conservation Voters (NYLCV) strongly supports the proposal by the City of Long Beach to establish a not-for-profit Local Development Corporation.

Economic development projects in New York State often involve a Local Development Corporation (“LDC”) and are often the vehicle through which local economic development is conducted.

LDCs are established as not-for-profit or quasi governmental type corporations that are empowered to construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants in a local area.

LDCs can provide financial assistance for the construction, acquisition, rehabilitation, improvement and maintenance of facilities for others in that area.

As an environmental organization that works with local governments around New York State, NYLCV is encouraged to learn that the proposal to create the City of Long Beach LDC includes a commitment to developing sustainable economic development principles modeled after those articulated in the United Nations 2005 World Summit Outcome Document “defining sustainable development as economic development, social development, and environmental protection.”

This innovative and forward thinking approach will ensure that future economic development in the city is not only economically sound, but beneficial to the community as well as the environment.

Furthermore, such a policy signals that the city is not only open for business, but is conducting itself in a manner worthy of comparison to cities around the world that are also acting and governing with the highest of environmental standards.

For these reasons, NYLCV strongly urges the creation of a Local Development Corporation.





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THE NATIONAL CENTER FOR SUBURBAN STUDIES
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Lawrence C. Levy
Executive Dean

February 13, 2012

To Whom It May Concern,

The City of Long Beach is to be applauded for taking the innovative step of establishing a Local Development Corp. As the author of the Long Island Regional Economic Development Council's 5-Year Strategic Plan, which won the award as best in New York State, I can tell you that an LDC is a great way to promote job-creating and community-building development initiatives.

As you may know, the Not-For-Profit Corporation Law of the State of New York (the "LDC Act") authorizes the establishment of not-for-profit Local Development Corporations operated exclusively for charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry to the community or area or by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest.

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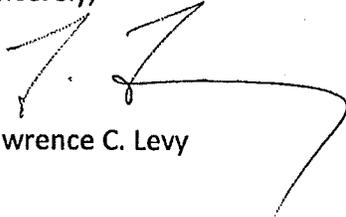
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- Acquire by purchase, lease, gift, bequest, devise or otherwise, real or personal property; and
- Borrow money and to issue negotiable bonds, notes and other obligations.

Whatever you can do to help facilitate the City of Long Beach's innovative economic development vision would be appreciated, as it is an important Long Island hub and its success is important to the region. Please don't hesitate to contact me for further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Levy', with a long, sweeping horizontal stroke extending to the right.

Lawrence C. Levy