

**CITY OF LONG BEACH
MINUTES OF THE REGULAR MEETING
OF THE COMMON COUNCIL
HELD AUGUST 18TH, 2020**

A regular meeting of the City Council of the City of Long Beach was held on Tuesday, August 18th, 2020.

Present were Council President Bendo and Council Members Delury, Mandel, McInnis and Treston.

Corporation Counsel Simone Freeman and City Manager Donna Gayden were also present.

Because of the COVID-19 pandemic, public attendance was suspended for this meeting. The following notice was posted prior to the meeting:

In light of current health concerns and as per Gov. Cuomo's Executive Order 202.1 we are making the following changes for this Council Meeting:

- **Public attendance for this meeting will be suspended.** A live Stream of the meeting will be available on our YouTube channel. Please visit longbeachny.gov/councilmeetings for the link to our YouTube channel.
- If you have any questions about any of the agenda items, please email them in advance to info@longbeachny.gov with CITY COUNCIL MEETING QUESTION in the subject line.
- Since there will be no public attendance for this meeting, there will not be any good and welfare during this meeting. If you have a concern, please email it to info@longbeachny.gov, or call (516) 431-1000

Council President Bendo welcomed everyone to the meeting.

City Manager, Donna M. Gayden gave her report. She informed the audience that the financial meeting for the community would take place in mid-September due to the fact that the meetings could not be held in public as of yet and that the final touches on the draft of the multi-year plan were still being worked on. Ms. Gayden then asked Mr. McNally to give an update on the Engel Berman meeting scheduled for the next day.

Mr. McNally reminded the audience that the IDA public hearing meeting had been rescheduled for Wednesday, August 19, 2020 and gave the locations and times of the meeting. He also noted that they would be held virtually and registration was mandatory.

Ms. Gayden asked Mr. Tom Vouzakis from CMA (City Financial Advisor) to give his update.

Mr. Vouzakis introduced himself and began his update on the tax analysis for the proposed development by Engel Berman, detailing the expected property tax pilot revenue and expenses that would be incurred by the City and the impact it would have.

Council President Bendo stated that the council wanted to share the information they received with the public in order to educate them on what is being proposed. He continued to give a brief overview on the superblock proposal by Engel Berman and then spoke on what ISTAR had proposed in the past.

Council President Bendo continued to discuss the comparison of ISTAR and the Engel Berman PILOT proposal and displayed a chart showing those comparisons.

The calendar items were read by the City Clerk

#1 – Resolution Authorizing the City Manager to Enter into an Agreement for the Construction of the Downtown to the Boardwalk-Resilient Connectivity Project along Edwards Boulevard and to Amend the Budget.

Commissioner John Mirando, DPW gave an in-depth background report on the project and the preparation it took to get it ready. He also noted that the project was re-bid in June and the city received (9) bids. Mr. Mirando noted that the lower bid came from A.I.I. Allen Industries who had completed several other projects for the city very successfully, and he recommended that they receive the award. He also stated that all documents had been approved by the necessary entities and they were ready to proceed.

Council President Bendo asked Commissioner Mirando to touch upon what the project entailed.

Commissioner Mirando gave an in-depth overview of what the project would entail encompassing on new drainage features, repaving, new bike lanes and all new access ramps at every intersection as well as all new markings on the project.

Council Member Mandel asked what the timeframe would be from start to finish.

Commissioner Mirando responded that it would probably be a 3 to 4 month project that would hopefully start sometime in September.

Council President Bendo asked for clarification on the name of the company.

Mr. Mirando clarified that it was A.I.I. Industries.

Council Member Treston asked Commissioner Mirando to name one of the projects that had been completed by this company in the past.

Commissioner Mirando noted that they just finished East Fulton Street which included a water main, sewer main, new pavement, new curbs and sidewalks and light fixtures. He also noted that they did West Hudson Street with the new bulkhead project as well as several others.

President Bendo asked about the serial bonds that were mentioned in the resolution and if they were part of the capital plan that was approved.

Commissioner Mirando replied that this was correct.

Council Member Treston asked if there would be new drawings associated with the project.

Mr. Mirando informed her that the new drawings were sent out with the bids and that this stage was not the design portion of the project but the actual construction portion of the project. He also mentioned that they were available in the Department of Public Works.

Mr. McNally informed the Council that there were two (2) questions from the public on this item.

Allison Blanchette – stated – *My questions and comments center around flexibility of the vendor in the third phase of the Downtown to the Boardwalk-Resilient Connectivity Project along Edwards Boulevard.*

Is the third phase flexible to incorporate new published guidelines and recommendations for design elements that are in-sync with Bicycle Boulevards rather than traditional sharrows, which were part of the original design?

Following in the spirit of a Bicycle Boulevard design, will the speed limit on Edwards be reduced?

The reach of this project is the south side of Park Ave. Will the Community Development grant money for transit-oriented street safety enhancements (voted on during the last Council meeting) be able to address the center of the intersection where Edwards crosses Park to fill in the gap?

Since the writing and award of this grant, there have been a few changes in NYS Vehicle and Traffic Law, in addition to published guides from the National Association of City Transportation Officials (NACTO), in regards to bicycles, scooters and pedestrians. I would recommend the City Council keep that in mind when voting on this vendor, so that you make certain there is flexibility in any necessary tweaks to the final design.

I am very excited to see this project finally realized!

Mr. McNally noted that Ms. Blanchette added an addendum and it said that she wanted to make certain that the City Council understood her intentions not to provide public input on the design, but to provide input on the need for having flexibility with the vendor working on the final design due to the many changes, new guidelines, laws and the pandemic altering transportation.

Commissioner Mirando explained that this project was bid-based for the design drawings that were supplied by the engineer and in addition, the design drawings were approved by the NYSDOT and that everything that was re-submitted met the State's requirements. He continued to say that there was no contingency in this budget for anything the City might want to change, and it was going to be a very tight project. He also noted that any changes that may come up would have to be approved by the NYSDOT first and if more money was needed, it would have to go before the Council for approval.

Roy Lester – stated - *According to the resolution, we will be issuing bonds for over \$2 million for this project. Have these bonds already been voted on with the prior capital project bonds or are they new ones? What will that bring our total debt to? Please include all liabilities. Was A.I.I. Allen the lowest bidder or “the lowest responsible bidder”?*

Mr. Mirando noted that they were both the lowest and most responsible bidder.

Ms. Inna Reznik, City Comptroller explained that these bonds were from the prior year capital projects bond authorizations.

#2 – A “Resolution Authorizing the City Manager to Purchase Waste Receptacles, Liners and Lids from the Lowest Responsible Bidders and to Amend the Budget” was taken off the calendar.

#3 – Resolution Authorizing the City Manager to Enter into a Contract for the Removal of Accumulations of Grit and Grease from the Water Pollution Control Plant with the Lowest Responsible Bidder.

Commissioner Miranda gave an overview of the process and procedure of the Waste Water Treatment Plant, which included the removal of grit and grease. He also noted that they received three (3) bids, and the lowest being \$1,200.00 per pull. He explained that a pull is one dumpster. He also informed the Council that Tully Environmental was the low bidder at \$1,200.00 and they have been doing this work in the city for quite some time. Mr. Miranda included the fact that the current price was the same price as last year.

Mr. McNally announced that there was a question from the public on this item.

Roy Lester – asked - *How often do we have to remove the grit and grease from the water pollution control plant, and is there a limit to how much we would spend on this? Would normal maintenance stop this from accumulating and if not, why not? Was Tully Environmental the lowest bidder or “the lowest responsible bidder”?*

Commissioner Miranda replied that they were the lowest bidder and the lowest responsible bidder and described the procedure and process used for the removal of grit and grease.

#4 – Resolution Authorizing the City Manager to Accept and Execute a Grant on Behalf of the City of Long Beach from the New York State Department of Health.

Commissioner Miranda gave an overview on the grant that was offered to the City by the NYS DOH for \$611,000.00, which was to be used towards the replacement and removal of lead service lines.

Council Member Delury asked Mr. Miranda how he knows where these gooseneck service lines are located.

Commissioner Miranda replied that all records were kept on existing services and the services that have been installed would determine their location.

Council President Bendo noted that the resolution stated that 139 replacements could be completed. He asked Mr. Miranda how many lead water service lines there were in the city and how each replacement was determined.

Commissioner Miranda replied that there were probably 300 to 400 still in existence and the areas that had the most breaks would be addressed first. He also noted that the city’s lead results that are performed, each year are very good.

Council President Bendo also asked if the Brady Risk insurance would cover the cost of replacing these service lines.

Mr. Miranda replied that Brady Risk was strictly for sewer connections but there were other companies that people could use that cover water services.

#5 – Resolution Authorizing the City Manager to Accept and Execute a Grant on Behalf of the City of Long Beach from the New York State Department of Environmental Conservation and to Amend the Budget.

Mr. Gregg Scott, Superintendent of Street Maintenance noted that an award for a grant was received that would pay for two sanitation trucks that were recently purchased. He also noted that the City applied for a new grant that will hopefully be approved in the next four (4) years for additional trucks and equipment, as well as recycling bins and items of that nature. Mr. Scott informed the Council that all the proper paperwork was submitted.

Ms. Patti Bourne, Director of Economic Development added that the grant by the NYS DOEC was to include the educational component on the new processes and requirements of the continuous changes of recycling and would include the training and education on how to reduce the waste stream which will result in saving the city money. She also noted that the reimbursement rate for this grant was 50% and that will sunset in October of this year. Ms. Bourne informed the council that they would monitor closely to see if the NYS DOEC would offer this same grant for next year. She stated that if they do not offer the grant for next year, that she would ask to extend the existing contract in order to have the money available on an as needed basis.

Council Vice President McInnis asked if the year in question was the calendar year or fiscal year and how the Environmental Advisory Board would assist in implementing the grant.

Ms. Bourne replied that it is for the calendar year-end December 2020. She also praised the Environmental Advisory Board for their expertise and noted that they would work with the City to implement the grant.

Council Vice President McInnis also asked if the city would have to fund dollar-to-dollar in the budget to cover the cost of this grant.

Ms. Bourne replied that according to the resolution, there were available funds in the publicity line of the budget and she did expect to use some of those existing funds.

City Manager Gayden confirmed that Ms. Bourne was correct in her response.

Council Member Delury asked if any of the labor involved needed to be documented for reimbursement purposes.

Ms. Bourne replied that the city could get reimbursement for city staff time.

Mr. McNally announced that there was one question from the public on this item.

Roy Lester stated - *If I understand this resolution correctly, the city would receive up to \$40,780 to be used to expand recycling programs and increase public education through such things as mailers and signage as well as provide salary funds for the recycling coordinator. It is also my understanding that the city would have to match the amount it receives. Please explain to me what needs to be done to expand the recycling program and increase the public education since, as it stands now, everybody has recycling bins that they use. Please also enlighten me to the fact of if we have a current recycling coordinator and why, and if we don't, why one is deemed necessary?*

Council President Bendo asked for clarification on the fact that the recycling rate was not very good for Long Beach.

Commissioner Miranda stated that the recycling rate in Long Beach was about 14 to 16% of the total MSW, which is low and felt that this was a good opportunity to improve those numbers, since the recycling contract would end this year. He also noted that the city would be working on new methods and it would be helpful to educate people on the do's and don'ts of recycling.

Council President Bendo also asked if it was less expensive to get rid of recycling than normal trash.

Commissioner Miranda replied yes, that it was cheaper for now since the city pays only \$2.50 per ton for recycling, but due to the constant change in the market, particularly in glass and the different types of plastics allowed for recycling now, there would be less items allowed to be recycled and the costs could go up. He also reiterated the need to educate the public about recycling.

Council President Bendo stated that in the short term, if people improved the recycling methods, the city could see some savings and that the residents would need to be educated and change their current habits on how they recycle.

Commissioner Miranda agreed and noted that education should include how to reduce the use of disposables as well as how to re-use some of the disposables.

Council Member Treston noted that at the last meeting she attended regarding recycling, it was said that there could be some legislation regarding packaging and reduction and it would be statewide.

Commissioner Miranda replied that she was correct.

Mr. McNally answered the last part of Mr. Lester's question by stating that the City would not be necessarily hiring a Recycling Coordinator and that the grant money could be used for any number of options available to the City.

#6 - Resolution Authorizing the City Council to Enter into a Contract Memorializing the City Manager's Employment

Council President Bendo informed the audience that Ms. Gayden's contract was up at the end of the month and the City Council was very happy with her performance and asked her to stay on with a one (1) year contract that commences on September 1, 2020. He also reminded the audience that one of the criticisms from the credit rating agencies was the turnover in leadership, and with some certainty for the next year, this could give some reassurance to the bond markets. Mr. Bendo added that Ms. Gayden is a professional City Manager that has actual municipal management and the financial experience needed. He stated that the only two (2) changes in the contract was the salary that went from \$178,000.00 to \$190,000.00 which equated to a 6.5% raise that was in line with what other professional City Managers earn. He also noted that since she is residing in New York, Ms. Gayden's out of state health insurance will no longer cover her in New York therefore she would be joining the City's health insurance group.

Council Vice President McInnis praised City Manager Gayden and spoke of her professionalism, fairness, respectfulness and well-rounded experience. She thanked Ms. Gayden for her hard work and dedication to the residents of Long Beach and for her help with one more year.

City Manager Gayden thanked Vice President McInnis and appreciated her sentiments.

Council President Bendo noted that two (2) long time employees noted that they had not seen the City run so smoothly throughout their tenure. He stated that things were slow and steady but progress was being made with the city headed in the right direction, thanks to City Manager Gayden.

Mr. McNally announced that there were questions from the public on this item.

Roy Lester – asked - *Why is this resolution put on the agenda when no one has seen the employment contract that you are voting on? How can we ask questions about it if it is shrouded in secrecy? Why is a raise necessary after only being here six months? Was such a raise promised when Miss Gayden was hired? What are the “other terms and conditions” that the City Council shall deem appropriate? Has anyone thought of the message this is giving to the people who were laid off because there was not enough money?*

Council President Bendo stated that there was no secrecy regarding this contract and Ms. Gayden was treated as an exempt employee and the contract defines the salary. He also noted that nothing was promised upon hiring Ms. Gayden and City Manager Gayden was being given a raise so that the city would be able to retain her and the talent that she offers. President Bendo stated that Mr. Lester was welcomed to foil the contract once it was approved.

Council Vice President McInnis stated that there were no other stipulations.

Council President Bendo included the fact that the message this resolution was sending is that the City has a competent City Manager who was making a difference in putting the city back on track to financial solvency, and that it was important to keep Ms. Gayden to continue the ongoing progress. He also noted that spending a 6.5% raise that could save huge amounts of money down the line was a no brainer.

Council Vice President McInnis added that this is a City Council that works together who hired a professional City Manager. She also noted that the City Manager’s salary should be higher than the other senior management employees within the city. Ms. McInnis stated that the city was lucky to find a professional such as Ms. Gayden.

Council President Bendo added that there were people who report to the City Manager who make more than Ms. Gayden.

Marie Brutus – asked –

Is it true that Donna Gayden is the highest paid city manager in Long Beach history?

Council President Bendo replied that he did not know if Ms. Gayden was the highest paid City Manager in Long Beach history.

What has she done to earn such a massive salary increase during a pandemic/recession?

Council President Bendo noted that this question had already been answered as part of Mr. Lester’s question.

Why did you refuse to release her contract to the public/media?

Council President Bendo noted that they never asked for the contract, and if they want to ask for it, that it would be fine.

Why does she have a policy of refusing to speak to the media?

Council President Bendo stated that Ms. Gayden does not have such a policy. He also noted that he has seen her speak to the media. Mr. Bendo also noted that Ms. Gayden would have the most qualified person to speak to the media when there is a particular topic that needed to be discussed.

Was she given a stipend for moving expenses?

Council President Bendo stated that this question had been asked numerous times before and the answer was still no, she did not get a stipend.

Was she given a stipend to pay for rent?

Council President Bendo stated that Ms. Gayden received no stipends of any kind.

Are there any stipends or incentives in either of her two contracts?

Council President Bendo again answered no.

Since this salary wasn't budgeted for, where's the money coming from?

Council President Bendo informed the audience that the money would be coming from within the existing budget by distributing money appropriately.

Why not just let her work without a contract? Schnirman had a contract and we all saw how that worked out!

Council President Bendo stated that as a professional city manager, Ms. Gayden asked for a contract and the council had no problem executing one. He also added that this adds certainty that Ms. Gayden will be here for at least another year, which would also help with the credit reporting agencies.

Why can't this wait until next month when public meetings resume?

Council President Bendo explained that the City Manager's contract expires at the end of this month and that a public meeting had nothing to do with this subject.

#7 - Resolution Authorizing Publication for Hearing of an Ordinance Authorizing Financing for the Cost of Fiscal Year 2020-2021 Separation Payments To or For the Benefit of Employees of the City Upon Separation from Employment, Stating the Estimated Total Cost Thereof is \$2,700,000, Appropriating Said Amount Therefor, and Authorizing the Issuance of Not to Exceed \$2,700,000 Bonds of Said City to Finance Said Appropriation

A Public Hearing will be held at City Hall, 1 West Chester Street, Long Beach, New York, on September 1, 2020 at 7:00 p.m.

Due to public health and safety concerns related to COVID-19, the City Council may not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the September 1, 2020 City Council meeting may be held via videoconferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live.

The public will be given an opportunity to observe and participate in the virtual meeting by registering for the hearing at longbeachny.gov/councilmeetings.

Mr. David Fraser, City Clerk stated that since the Council may or may not have a virtual meeting the next time, he noted that the last two (2) “resolved” clauses connected with this resolution needed to be replaced with three (3) new “resolved” clauses that he displayed on the screen. Mr. Fraser noted that this gave the council the option to hold the meeting either in-person or virtually. He asked for a motion to replace the two (2) “resolved” clauses with the new “resolved” clauses.

Council Member Delury made a motion to replace the two (2) “resolved” clauses with the three (3) new “resolved” clauses and was seconded by Council Member Mandel.

President Bendo asked for clarity on the new “resolved” clause regarding the word “shall”.

Mr. Fraser explained that they were looking to have the hearing either way.

Council Member Delury made a motion to amend item #7 to replace the last two RESOLVED clauses with the following language:

RESOLVED, that a public hearing shall be had before this Council at City Hall, 1 West Chester Street, Long Beach, New York, concerning the aforesaid Ordinance, on September 1, 2020 at 7:00 p.m.; and be it further

RESOLVED, that due to public health and safety concerns related to COVID-19, the City Council may not be meeting in-person. In accordance with the Governor’s Executive Order 202.1, the September 1, 2020 City Council meeting and this hearing may be held via videoconferencing; and be it further

RESOLVED, the public will be given an opportunity to observe and participate in the virtual meeting by registering for the hearing at longbeachny.gov/councilmeetings.

It was seconded by Mr. Mandel and was passed unanimously.

#8 - Resolution Authorizing Publication of a Notice of Public Hearing of an Application to Waive the Off-Street Parking Requirements for Premises: 901 West Beech Street (street floor), Long Beach, New York.

Re: Skincare and Home Goods Retail Store

A Public Hearing will be held at City Hall, 1 West Chester Street, Long Beach, New York, on September 1, 2020 at 7:00 p.m.

Due to public health and safety concerns related to COVID-19, the City Council may not be meeting in-person. In accordance with the Governor’s Executive Order 202.1, the September 1, 2020 City Council meeting may be held via videoconferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live.

The public will be given an opportunity to observe and participate in the virtual meeting by registering for the hearing at longbeachny.gov/councilmeetings.

#9 - Resolution Authorizing Publication of a Notice of Public Hearing of an Application to Waive the Off-Street Parking Requirements for Premises: 240 West Park Avenue (street floor), Long Beach, New York.

Re: Personal Training Studio

A Public Hearing will be held at City Hall, 1 West Chester Street, Long Beach, New York, on September 1, 2020 at 7:00 p.m.

Due to public health and safety concerns related to COVID-19, the City Council may not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the September 1, 2020 City Council meeting may be held via videoconferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live.

The public will be given an opportunity to observe and participate in the virtual meeting by registering for the hearing at longbeachny.gov/councilmeetings.

Council Member Treston made a motion to amend items #8 and #9 to replace the first two RESOLVED clauses with the following language:

RESOLVED, that a public hearing shall be had before this Council at City Hall, 1 West Chester Street, Long Beach, New York, concerning the aforesaid Ordinance, on September 1, 2020 at 7:00 p.m.; and be it further

RESOLVED, that due to public health and safety concerns related to COVID-19, the City Council may not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the September 1, 2020 City Council meeting and this hearing may be held via videoconferencing; and be it further

RESOLVED, the public will be given an opportunity to observe and participate in the virtual meeting by registering for the hearing at longbeachny.gov/councilmeetings.

It was seconded by Pres. Bendo and was passed unanimously.

The voting portion of the meeting was then begun.

Council Member Treston introduced and moved the adoption of the following resolution, seconded by Ms. McInnis, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #68/20)

Resolution Authorizing the City Manager to Enter into an Agreement for the Construction of the Downtown to the Boardwalk-Resilient Connectivity Project along Edwards Boulevard and to Amend the Budget

Council Member Delury introduced and moved the adoption of the following resolution, seconded by Mr. Mandel, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #69/20)

Resolution Authorizing the City Manager to Enter into a Contract for the Removal of Accumulations of Grit and Grease from the Water Pollution Control Plant with the Lowest Responsible Bidder

Council Member Delury introduced and moved the adoption of the following resolution, seconded by Ms. McInnis, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #70/20)

Resolution Authorizing the City Manager to Accept and Execute a Grant on Behalf of the City of Long Beach from the New York State Department of Health

Council Pres. Bendo introduced and moved the adoption of the following resolution, seconded by Mr. Mandel, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #71/20)

Resolution Authorizing the City Manager to Accept and Execute a Grant on Behalf of the City of Long Beach from the New York State Department of Environmental Conservation and to Amend the Budget

Council Member McInnis introduced and moved the adoption of the following resolution, seconded by Mr. Treston, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #72/20)

Resolution Authorizing the City Council to Enter into a Contract Memorializing the City Manager's Employment

Council Member Treston introduced and moved the adoption of the following resolution (as amended), seconded by Ms. McInnis, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #73/20)

Resolution Authorizing Publication for Hearing of an Ordinance Authorizing Financing for the Cost of Fiscal Year 2020-2021 Separation Payments To or For the Benefit of Employees of the City Upon Separation from Employment, Stating the Estimated Total Cost Thereof is \$2,700,000, Appropriating Said Amount Therefor, and Authorizing the Issuance of Not to Exceed \$2,700,000 Bonds of Said City to Finance Said Appropriation

Council Member Treston introduced and moved the adoption of the following resolution (as amended), seconded by Mr. Mandel, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #74/20)

Resolution Authorizing Publication of a Notice of Public Hearing of an Application to Waive the Off-Street Parking Requirements for Premises: 901 West Beech Street (street floor), Long Beach, New York.

Re: Skincare and Home Goods Retail Store

Council Member Delury introduced and moved the adoption of the following resolution (as amended), seconded by Ms. Treston, and it was duly adopted, all five council members present voting in the affirmative.

(RES. #75/20)

Resolution Authorizing Publication of a Notice of Public Hearing of an Application to Waive the Off-Street Parking Requirements for Premises: 240 West Park Avenue (street floor), Long Beach, New York.

Re: Personal Training Studio

There being no further business before the Council, Council Pres. Bendo made a motion to close the meeting. It was seconded by Ms. McInnis and was duly closed, all five council members present voting in the affirmative.

Dated: August 19, 2020

David W. Fraser
City Clerk

WHAT IS GOING ON WITH THE SUPERBLOCK?

ENGEL BURMAN, THE REAL ESTATE DEVELOPER THAT BUILT THE AQUA, INTENDS TO BUY THE PROPERTY KNOWN AS THE SUPERBLOCK FROM ISTAR. UNLIKE ISTAR, **ENGEL BURMAN IS NOT SEEKING VARIANCES**. BUT, THEY ARE ASKING THE NASSAU COUNTY IDA FOR A TAX ABATEMENT KNOWN AS A PILOT. THEY STATE THAT, WITHOUT A PILOT, THEY WILL NOT BUY THE PROPERTY.

WHAT RESIDENTS NEED TO KNOW

ISTAR HAD ASKED FOR



- Only luxury rental apartments
- Had 50% height , 25% density variances
- 522 apartments, 937 parking spaces
- 20 year, \$109 million tax break

ENGEL BURMAN WANTS



- 200 condos, 238 rental units
- PILOT on the rental units only
- 438 apartments, 1000 parking spaces
- 25 year, \$49 million tax break

ISTAR PILOT IMPACT*

	Taxes Rec'd With Pilot	Net Fiscal Impact Total**
YEAR 1	\$971,668	(\$8,618)
YEAR 5	\$971,668	(\$74,027)
YEAR 10	\$996,203	(\$11,741)
YEAR 15	\$1,021,359	(\$44,420)
YEAR 20	\$6,167,020	(\$1,059,074)
TOTAL	\$27,168,416	\$1,145,980

ENGEL BURMAN PILOT IMPACT

	Taxes Rec'd With Pilot	Net Fiscal Impact Rentals**	Net Fiscal Impact Condos**	Net Fiscal Impact Total**
YEAR 1	\$530,738	(\$43,826)	\$520,148	\$476,322
YEAR 5	\$3,927,589	(\$44,065)	\$1,100,822	\$1,056,757
YEAR 10	\$4,296,138	(\$44,214)	\$1,213,247	\$1,169,033
YEAR 15	\$5,218,608	\$75,049	\$1,336,687	\$1,411,736
YEAR 20	\$6,308,740	\$194,529	\$1,472,200	\$1,666,729
YEAR 25	\$7,440,250	\$314,258	\$1,620,944	\$1,935,202
TOTAL	\$123,089,345	\$1,761,363	\$31,953,248	\$33,714,611

* Figures per IDA Report

** Net Fiscal Impact is taxes paid minus anticipated city expenses for government services for the property

ISTAR LAWSUIT



The \$100 million iStar lawsuit has against the City will allegedly be dropped if the sale to Engel Burman closes.

CITY WATER



City's water lines to the project will be upgraded by Engel Burman, the same as was planned under the iStar project.

CITY SEWER



City's sewer line to the project will be upgraded by Engel Burman, the same as was planned under the iStar project.

THE IDA HEARING IS AT THE ALLEGRIA AND VIRTUALLY ON ZOOM WED, AUGUST 19TH AT 3-5PM & 6:30PM 'TIL ALL COMMENTS ARE HEARD REGISTER ONLINE AT WWW.NASSAUIDA.ORG

iStar PILOT vs Engel Burman PILOT

iStar PILOT

Year	Taxes if Developed with Pilot	Net Fiscal Impact to City (Per IDA Report)
1	\$971,668	(\$8,618)
2	\$971,668	(\$48,471)
3	\$971,668	(\$90,903)
4	\$971,668	(\$67,423)
5	\$971,668	(\$74,027)
6	\$976,526	\$4,675
7	\$981,409	(\$1,026)
8	\$986,316	(\$868)
9	\$991,247	(\$6,835)
10	\$996,203	(\$11,741)
11	\$1,001,184	(\$17,985)
12	\$1,006,190	(\$24,372)
13	\$1,011,221	(\$30,905)
14	\$1,016,277	(\$37,587)
15	\$1,021,359	(\$44,420)
16	\$1,031,572	(\$50,184)
17	\$1,041,888	(\$56,089)
18	\$1,052,307	(\$62,136)
19	\$3,609,664	\$542,009
20	\$6,167,020	\$1,145,980
Total	\$27,748,723	\$1,059,074

Engel Burman PILOT

Year	Taxes if Developed with Pilot	Net Fiscal Impact to City (Rentals)	Net Fiscal Impact to City (Condos)	Net Fiscal Impact to City (Total)
1	\$530,738	(\$43,826)	\$520,148	\$476,322
2	\$2,011,182	(\$43,895)	\$1,038,249	\$994,354
3	\$3,789,180	(\$43,958)	\$1,058,717	\$1,014,759
4	\$3,857,764	(\$44,000)	\$1,079,572	\$1,035,572
5	\$3,927,589	(\$44,065)	\$1,100,822	\$1,056,757
6	\$3,998,679	(\$44,109)	\$1,122,473	\$1,078,364
7	\$4,071,055	(\$44,146)	\$1,144,534	\$1,100,388
8	\$4,144,741	(\$44,176)	\$1,167,011	\$1,122,835
9	\$4,219,761	(\$44,199)	\$1,189,913	\$1,145,714
10	\$4,296,138	(\$44,214)	\$1,213,247	\$1,169,033
11	\$4,373,898	(\$20,378)	\$1,237,022	\$1,216,644
12	\$4,582,900	\$3,466	\$1,261,244	\$1,264,710
13	\$4,793,335	\$27,318	\$1,285,923	\$1,313,241
14	\$5,005,229	\$51,180	\$1,311,069	\$1,362,249
15	\$5,218,608	\$75,049	\$1,336,687	\$1,411,736
16	\$5,433,499	\$98,926	\$1,362,788	\$1,461,714
17	\$5,649,930	\$122,813	\$1,389,381	\$1,512,194
18	\$5,867,928	\$146,708	\$1,416,474	\$1,563,182
19	\$6,087,522	\$170,614	\$1,444,078	\$1,614,692
20	\$6,308,740	\$194,529	\$1,472,200	\$1,666,729
Total	\$88,168,416	\$429,637	\$24,151,552	\$24,581,189
21	\$6,531,613	\$218,454	\$1,500,852	\$1,719,306
22	\$6,756,169	\$242,389	\$1,530,042	\$1,772,431
23	\$6,982,440	\$266,334	\$1,559,781	\$1,826,115
24	\$7,210,457	\$290,291	\$1,590,077	\$1,880,368
25	\$7,440,250	\$314,258	\$1,620,944	\$1,935,202
Total	\$123,089,345	\$1,761,363	\$31,953,248	\$33,714,611

Notes:

1. Net fiscal impact is the taxes paid minus the anticipated city expenses for government services to the property.
2. Half of the condo units will be complete in year one. The other half will be completed in year two.
3. Engel Burman rental taxes increase 5% per year beginning in year 11.
4. Engel Burman rental taxes increase 25% in year 26 to get to full tax rate.
5. Engel Burman condominiums pay full taxes upon completion of construction.