

Nassau County Local Economic Assistance Corporation

Finance Committee

Friday, June 14, 2013 – 12:00 p.m.

I. ROLL CALL

Gary Weiss	PRESENT
Bruce Ungar	PRESENT
Jeff Seltzer	PRESENT

II. BUSINESS & DISCUSSION

Friedberg Jewish Community Center Project

The Applicant presented a project summary to the Finance Committee. The Applicant is requesting NCLEAC to issue \$7,000,000 in bonds to refund and refinance current outstanding Town of Hempstead Industrial Development Agency Bonds, refinance an outstanding mortgage and invest in capital improvements. The Applicant is appearing before NCLEAC because a component of the project is in the City of Long Beach; the Applicant also owns buildings in Oceanside and Long Beach (which Superstorm Sandy destroyed) and leases other properties on the South Shore.

The Applicant expects the refunding and refinance to achieve \$2.5 million in present value savings.

The Applicant is the largest social service agency on the South Shore of Long Island and provides social and educational programs. The Applicant has programs for new mothers / new babies, day care, nursery school, after school activities, summer camps, teen programs, and special needs programs. In addition, the Applicant provides specialized services for Holocaust survivors and a free camp for cancer patients.

The Applicant is funded from a combination of sources including: \$500,000 annually from the UJA Foundation, fundraising, and fee-for-service programs. The Applicant's annual operating budget is a little over \$12,000,000 per year.

NCLEAC Chief Executive Officer Joseph Kearney discussed the Long Beach component. Mr. Kearney reported the Applicant's Long Beach facility was severely damaged by Superstorm Sandy.

NCLEAC Board Chairman Jeff Seltzer asked about the Applicant's plan to reinvest savings and how the refunding will help serve the community.

The Applicant said that the payment of debt is major financial strain; refinancing will help give the institution relief and the ability to plan for the development of new programs as well as the creation of a health and wellness center and a creation of a Sunrise Center for children with special needs.

NCLEAC Finance Committee Member Gary Weiss asked the applicant if they received insurance money. The Applicant said that because they were not home owners, there is a 5% deductible on their insurance policy, which has created financial difficulty.

The Applicant said they would have to slash programs but for NCLEAC refinancing.

Gary Weiss asked about the status of repairs. The Applicant said that Oceanside is fully restored and operational and Long Beach is currently being worked on and open only on a limited basis.

NCLEAC Board Member Bruce Ungar asked if the building adjacent to their facility in Oceanside was used prior to the storm. The Applicant said it was not.

Mr. Ungar asked if the refinancing will allow the Applicant to use space they haven't been able to use before. The applicant said that the refinancing will result in the creation of additional programmatic space.

Gary Weiss moved to favorably recommend the transaction to the full Board. The motion unanimously passed.

Nassau County Local Economic Assistance Corporation

Board Meeting

Friday, June 14, 2013 – 12:10 p.m.

I. ROLL CALL

Gary Weiss	PRESENT
Bruce Ungar	PRESENT
Jeff Seltzer	PRESENT
Chris Fusco	EXCUSED

II. APPROVAL OF MAY 28, 2013 BOARD MEETING MINUTES

NCLEAC Board unanimously approved the May 28, 2013 minutes.

III. TREASURER’S REPORT

NCLEAC Treasurer Bruce Ungar presented the Treasurer’s Report to the Board. Mr. Ungar said the expense run rate through May met projections.

Gary Weiss asked what the NCLEAC fee for the Freiberg deal will be. Mr. Ungar said that the Corporation will receive an approximately \$56,000 fee minus the NCIDA charge-back.

Mr. Ungar said that the Corporation had \$475,000 at the end of the year.

IV. BUSINESS AND DISCUSSION

Friedberg Jewish Community Center Project

The NCLEAC Finance Committee favorably recommends the transaction to the NCLEAC Board. Mr. Kearney said that NCLEAC Staff highly recommends that the Board approve the requested relief.

Gary Weiss moved to combine the NCLEAC SEQRA Resolution #2013-06 and Bond Resolution #2013-07. Bruce Ungar seconded the motion and the motion carried unanimously.

All bonds are nonrecourse to the Corporation.

V. ADJOURNMENT

The Corporation moved unanimously to adjourn the meeting.