

**EDWARD P. MANGANO**  
**COUNTY EXECUTIVE**



**JOSEPH J. KEARNEY**  
**CHIEF EXECUTIVE OFFICER**

NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION  
THEODORE ROOSEVELT COUNTY EXECUTIVE & LEGISLATIVE BLDG.  
1550 FRANKLIN AVENUE, SUITE 235  
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**THE NASSAU COUNTY LOCAL ECONOMIC**  
**ASSISTANCE CORPORATION**

**AGENDA**

**Monday, July 28, 2014**  
**11:00 a.m.**

- I. Roll Call
- II. Approval of June 19, 2014 Board Meeting Minutes
- III. Treasurer's Report
- IV. Business and Discussion
  - A. Transactions
    - Winthrop University Hospital Association SEQRA and Bond Resolution\*
- V. Adjournment

\*Resolution required

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**THE NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE**  
**CORPORATION**

**FINANCE COMMITTEE AGENDA**

**Monday July 28, 2014 at 11:00 a.m.**

I. Roll Call

II. Business and Discussion

A. Review of proposed bond issuance for Winthrop University

III. Adjournment

**Nassau County Local Economic Assistance Corporation**

**BOARD**

June 19, 2014

**I. ROLL CALL**

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

**II. APPROVAL OF APRIL 28, 2014 BOARD MEETING MINUTES**

Jeff Seltzer moved to approve the April 28, 2014 meeting minutes. Bruce Ungar seconded the motion. The motion carried unanimously.

**III. TREASURER'S REPORT**

NCLEAC Chief Financial Officer Joseph Foarile and NCLEAC Treasurer Bruce Ungar gave the Treasurer's report. Catholic Health Services closed in May 2014; as a result, the Corporation may need to discuss adjusting budget upward. Aside from that, everything is in line with the budget. Corporation is guaranteed to have a profitable year.

**IV. BUSINESS & TRANSACTION**

**a. 2014 Alliance Transaction**

Grouped transaction consists of three social service agency borrowers. All applicants met with the Corporation Transactions Committee and the Transactions Committee recommends approval.

The Applicants are: Community Mainstreaming Associates, Epic Long Island, Inc., and Life's Work, Inc.

Community Mainstreaming Associates (CMA) is seeking a \$3 million issuance to refinance existing debt and purchase a handicap accessible van. CMA assists residents with various developmental disabilities. CMA owns and operates group homes through Nassau County where their clients reside. Staff recommends approval because doing so assists a local Nassau County social service agency access tax-exempt debt. The financing will lower overhead costs, improve agency's financial position and make more services available for those in need.

EPIC is a social service agency that provides clinics and housing options to the severely developmentally disabled. They are seeking funding to add two new

group houses. This project will enable EPIC to lower costs, improve their financial position and make more services available for those with severe developmental disabilities.

Life's WORC is a nonprofit dedicated to providing services to the developmentally disabled and autistic community. The Applicant provides full continuum of services including vocational helper their client's lead fuller lives. The nonprofit is developing a new center for autism at 1570 Franklin Avenue, Mineola, New York.

Joseph Kearney, Chief Executive Officer, said that social service agencies are looking for financial assistance because of Federal and State budget cuts. The clients of these agencies are most vulnerable; it is our responsibility to provide financial assistance when appropriate. Staff strongly recommends Board approval.

Gary Weiss moved to approve combined resolutions for all three social service organizations. Bruce Ungar seconded the motion. The motion carried unanimously.

Community Mainstreaming Associates, Inc.  
NCLEAC SEQRA Resolution #2014-03  
NCLEAC Bond Resolution #2014-04

Epic Long Island  
NCLEAC SEQRA Resolution #2014-05  
NCLEAC Bond Resolution #2014-06

Life's Worc  
NCLEAC SEQRA Resolution #2014-07  
NCLEAC Bond Resolution #2014-08

## **V. ADJOURNMENT**

Gary Weiss moved to adjourn the meeting. Bruce Ungar seconded the motion. The motion carried unanimously.

**Nassau County Local Economic Assistance Corporation**

**Audit Committee**

June 19, 2014

**I. ROLL CALL**

Gary Weiss	PRESENT
Bruce Ungar	PRESENT
Jeff Seltzer	PRESENT

**II. BUSINESS & DISCUSSION**

*A. Discussion of 2013 Audited Financial Statements*

Joe Foarile, the Corporation's Chief Financial Officer, provided the Committee with a summary of the 2013 Audit.

The Audit Committee met with the Corporation's outside auditors, AVZ Certified Public Accountants. According to the AVZ, the Corporation is doing everything properly, and there are no issues to be addressed.

**III. ADJOURNMENT**

Voice vote all in favor of adjournment of the Audit Committee Meeting.

**DRAFT**

**RESOLUTION OF THE NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION INDUCING THE FINANCING FOR WINTHROP UNIVERSITY HOSPITAL ASSOCIATION AND AUTHORIZING THE ISSUANCE AND SALE OF BONDS, AND EXECUTION AND DELIVERY OF AGREEMENTS.**

**WHEREAS**, the Nassau County Local Economic Assistance Corporation (the "Corporation") is authorized pursuant to Section 1411(a) of the Not-for-Profit Corporation Law of the State of New York, as amended, and its Certificate of Incorporation, to promote community and economic development and the creation of jobs in the non-profit sector for the citizens of Nassau County by developing and providing programs for not-for-profit to access low interest cost tax-exempt and non-tax-exempt financing for their eligible projects; and

**WHEREAS**, Winthrop University Hospital Association (the "Hospital"), a not-for-profit corporation organized and existing under the laws of the State of New York, has entered into discussions with officials of the Corporation with respect to the financing by the Corporation, through the issuance of Nassau County Local Economic Assistance Corporation Revenue Bonds (Winthrop-University Hospital Association Project) (the "Bonds") in the aggregate maximum amount of \$39,750,000 to finance projects for the Hospital. The Bonds will be issued to finance a portion of the cost of the design, construction and equipping of (a) the build out of (i) approximately 6,674 square feet in the basement of the multi-purpose building located at 101 Mineola Boulevard in Mineola, New York for use as a vivarium for medical research, (ii) approximately 14,854 square feet on the fourth floor of such building for use as medical research space and (iii) various mechanical, electrical and generator upgrades in support of the vivarium and fourth floor medical research space, including boilers, a chiller, a cooling tower, piping, wiring and an emergency generator, (b) various information technology upgrades and improvements, including, but not limited to, financial and clinical technology systems, a prescription system, a medical equipment tracking system, a supply chain system, a telephone system replacement, the upgrade of HVAC and power in the data center, a back-up data center, and redundant database and fiber links and cores, situated at the Hospital's facilities at the following street addresses: 259 First Street, Mineola, New York 11501 and 700 Hicksville Road, Bethpage, New York 11714. The Bonds will be issued in one or more series at one or more times. The Bonds will include amounts necessary for the funding of any necessary reserves and the financing of certain costs of issuance incurred by the Hospital in connection with the proposed bond issuance (collectively, the "Project"); and

**WHEREAS**, the Corporation proposes to accomplish its purposes by (i) inducing the Corporation to undertake the Project; and (ii) entering into a loan agreement with the Hospital (the "Loan Agreement") and such other agreements necessary or proper for consummation of the transactions provided for or contemplated by (i) and (ii) above; and

**WHEREAS**, in order to finance the costs of the Project, the Corporation intends to issue the Bonds and to secure said Bonds under and pursuant to an Indenture of Trust (the "Indenture") to be entered into between the Corporation and a trustee to be selected by the Hospital and acceptable to the Corporation (the "Trustee"), under which the Corporation will grant to the Trustee (and its successors and assigns) a security interest constituting a first lien on the Trust Estate (as will be defined in the Indenture); and

**WHEREAS**, payment obligations of the Hospital under the Loan Agreement will be additionally secured by an obligation issued by the Hospital, pursuant to a Master Trust Indenture, and the applicable Supplemental Indenture thereto (collectively, the "Master Indenture"), between the Member (as will be

defined in the Master Indenture) and a master trustee to be selected by the Hospital and acceptable to the Corporation (the "Master Trustee"); and

**WHEREAS**, in order to secure the due and punctual performance by the Hospital as the initial and sole Member of the Obligated Group (as will be defined in the Master Indenture) of all of the covenants and agreements contained in the Master Indenture, the Hospital will grant a Mortgage (the "Mortgage"), to the Master Trustee on the Mortgaged Property described therein; and

**WHEREAS**, the Hospital has received a financing commitment from TD Bank, N.A. to purchase the Bonds through a direct purchase thereof, pursuant to the terms of that certain bond purchase and continuing covenants agreement (the "Bond Purchase Agreement"); and

**WHEREAS**, the Corporation deems it advisable to authorize the issuance and sale of the Bonds and to authorize the execution and delivery of the Loan Agreement, the Indenture and the Bond Purchase Agreement (collectively, the "Corporation Documents") and to authorize the execution and delivery thereof and certain other matters relating thereto; and

**NOW, THEREFORE, BE IT RESOLVED BY THE NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION, AS FOLLOWS:**

**Section 1.** The Corporation hereby determines that the Project and the financing of a portion of the costs thereof by the Corporation as stated in the recitals to this Resolution will promote, is authorized by, and will be in furtherance of the purposes of the Corporation and shall promote, encourage and develop economically sound industry for the purpose of preventing unemployment and economic deterioration.

**Section 2.** The Corporation hereby authorizes the Hospital to proceed with the Project as herein authorized, which Project will be financed through the issuance of one or more series of Bonds of the Corporation, which Bonds will be special obligations of the Corporation payable solely from the revenues and other amounts derived from the Hospital.

**Section 3.** To accomplish the purposes of the Corporation and to provide for the financing of the cost of the Project, the issuance of the Bonds of the Corporation is hereby authorized in the aggregate maximum amount of approximately Thirty-Nine Million Seven Hundred Fifty Thousand Dollars (\$39,750,000), as approved by the Chairmen, Vice Chairmen, Executive Director, Deputy Executive Director, General Counsel or Vice President for Legal Affairs of the Corporation (collectively, the "Authorized Officers" and each, an "Authorized Officer"), and the final maturity date of not later than September 1, 2054 subject to the provisions of this Resolution and the Indenture is hereby authorized.

**Section 4.** The Bonds are hereby authorized to be sold to TD Bank, N.A. or any other financial institutions to be approved by the Issuer (the "Initial Purchaser"), pursuant to the terms of that certain Bond Purchase Agreement.

**Section 5.** The Bonds shall be secured by a pledge effected by the Indenture, and shall be payable solely from and secured by a pledge of the loan payments, revenues and receipts derived from or in connection with the Project to the extent set forth in the Indenture and the Master Indenture. The Bonds, together with the interest thereon, are special obligations of the Corporation, payable solely from the trust estate as will be provided in the Indenture and shall never constitute a debt of the State of New York or of the County of Nassau and neither the State of New York nor the County of Nassau shall be liable thereon, nor shall the Bonds be payable out of any funds of the Corporation other than those pledged therefor.

**Section 6.** The execution and delivery of the Corporation Documents, each being consistent with the terms of documents approved by the Corporation in connection with prior financings, is hereby authorized. The Authorized Officers are hereby authorized to execute, acknowledge and deliver each such Corporation Document. The execution and delivery of any such Corporation Document by any of said Authorized Officers shall be conclusive evidence of due authorization and approval.

**Section 7.** The powers (i) to establish the final aggregate principal amount of the Bonds, the principal amount of Bonds maturing in each year, the final maturity date(s) for the term and/or serial Bonds (not later than September 1, 2054), the interest rate or rates to be borne by the Bonds (not exceeding 10.00% per annum), the redemption or tender provisions of the Bonds and the date and place for the sale of and closing for the Bonds, (ii) to negotiate the terms of the sale of the Bonds to the Underwriter, and (iii) to execute and deliver any and all documents required in connection therewith are hereby delegated to the Authorized Officers or any Authorized Officer acting individually.

**Section 8.** The Bonds are hereby authorized to be issued and sold at such purchase price as shall be approved by an Authorized Officer.

**Section 9.** Any qualified costs incurred by the Hospital in initiating the financing of the Project shall be reimbursed by the Corporation from the proceeds of the Bonds; provided that the Corporation incurs no liability with respect thereto except as otherwise provided in this Resolution.

**Section 10.** The Corporation is hereby authorized to cause the Hospital to proceed with the Project, the agreed costs thereof to be paid by the application of the proceeds of the Bonds, all as particularly authorized by the terms and provisions of a loan agreement to be entered into between the Corporation and the Hospital. The Hospital is hereby authorized to proceed with the Project on behalf of the Corporation as set forth in this Resolution; provided, however, that it is acknowledged and agreed by the Hospital that the Hospital is hereby constituted the agent for the Corporation solely for the purpose of effecting the Project, and neither the Corporation, nor any of its members, directors, officers, employees, agents or servants, shall have any personal liability for any such action taken by the Hospital for such purpose.

**Section 11.** Any expenses incurred by the Corporation with respect to the Project and the financing thereof shall be reimbursed out of the proceeds of the Bonds, or, in the event such proceeds are insufficient after payment of other costs of the Project or Bonds are not issued by the Corporation due to the inability to consummate the transaction herein contemplated, shall be paid by the Hospital. By acceptance hereof, the Hospital agrees to pay such expenses and further agrees to indemnify the Corporation, its members, directors, officers, employees and agents and hold the Corporation and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Corporation in good faith with respect to the Project and the financing thereof.

**Section 12.** The provisions of this Resolution shall continue to be effective until one year from the date hereof whereupon the Corporation may, at its option, terminate the effectiveness of this Resolution (except with respect to the matters contained in Section 7 hereof) unless prior to the expiration of such year (i) the Corporation shall by subsequent resolution extend the effective period of this Resolution, (ii) the Corporation shall adopt a resolution authorizing the issuance of the Corporation's Bonds or notes to finance the costs of the Project as herein authorized or (iii) the Hospital shall be continuing to take affirmative steps satisfactory to the Corporation to secure financing for the Project.

**Section 13.** The statements contained in this Resolution with respect to the reimbursement of certain expenditures described in this Resolution are intended to be statements of official intent as required by, and in conformance with, the provisions of Treasury Regulation Section 1.150-2. Any



project cost to be reimbursed pursuant to this Resolution will be paid for expenditures that were paid on or after the date 60 days prior to the date hereof in connection with the Project. The Corporation reasonably expects to reimburse the expenditures described in this Resolution with the proceeds of tax-exempt Bonds to be issued by the Corporation subsequent to the date hereof, but this Resolution does not constitute a binding obligation to issue such Bonds.

**Section 14.** In connection with the Project, the Corporation intends to grant the Hospital financial assistance in the form of triple tax exempt Bonds, as set forth in the project financing proposal.

**Section 15.** The Village of Mineola, as lead agency, determined, based upon information furnished by the Hospital and such other information as the Village has deemed necessary to make its determination, that the Project, will not have a significant effect on the environment within the meaning of the State Environmental Quality Review Act, being Article 8 of the New York State Environmental Conservation Law and the implementing regulations. The Hospital prepared an expanded Environmental Assessment Form, which was accepted by the Village. The Corporation hereby adopts the findings of the Village.

**Section 16.** All covenants, stipulations, obligations and agreements of the Corporation contained in this Resolution and contained in the Corporation Documents shall be deemed to be the covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Corporation and its successors from time to time and upon any board or body to which any power or duties affecting such covenants, stipulation, obligation and agreement shall be transferred by or in accordance with law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof by the provisions of this Resolution or any of the Corporation Documents shall be exercised or performed by the Corporation or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

**Section 17.** No covenant, stipulation, obligation or agreement herein contained or contained in any of the Corporation Documents shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Corporation in his or her individual capacity and neither the members of the Corporation nor any officer executing the Bond shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

The Authorized Officers are hereby designated the authorized representatives of the Corporation and each of them is hereby authorized and directed to execute and deliver any and all papers, instruments, opinions, deeds, certificates, affidavits and other documents and to and cause to be done any and all acts and things necessary or proper for consummation of the transactions provided for or contemplated by this Resolution, the Corporation Documents and the issuance of the Bonds.

**Section 18.** This resolution shall take effect immediately.

This Resolution is to take effect immediately.

Adopted: July 28, 2014