
Appendix F

TABLE OF CONTENTS

	<u>PAGE</u>
TABLE OF CONTENTS	i
1.0 INTRODUCTION AND PURPOSE	1
2.0 EXECUTIVE SUMMARY	3
3.0 METHODOLOGY	8
4.0 EXISTING CONDITIONS	11
4.1 Municipal Fiscal Conditions	11
4.2 School District Fiscal Conditions	14
4.3 Unemployment Trends	18
4.4 Existing Tax Revenue and Distribution of Subject Property	19
5.0 ANTICIPATED FISCAL IMPACTS	22
5.1 General Impacts	22
5.2 Municipal Fiscal Impacts	22
5.3 Industrial Development Agency Tax Abatement	24
5.3 School District Fiscal Impacts	25
6.0 ANTICIPATED ECONOMIC IMPACTS	26
6.1 Economic Impacts of Construction	26
6.2 Economic Impacts of a Stabilized Year of Operations	29
7.0 CONCLUSION	36
8.0 REFERENCES	37

ATTACHMENT A - NELSON, POPE & VOORHIS, LLC ECONOMIC QUALIFICATIONS

FISCAL AND ECONOMIC IMPACT ANALYSIS AND ASSESSMENT OF NEEDS AND BENEFITS

Villadom-Elwood Orchard

Elwood, New York

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1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC has prepared this fiscal and economic impact analysis as part of the Expanded Environmental Assessment Form (EAF) for the Villadom project. NP&V is a professional environmental and planning consulting firm with qualifications and expertise to prepare fiscal and economic impact analyses, and has a track record of similar completed fiscal and economic impact analysis, as well as residential and commercial market analysis and related economic development services to private and municipal clients. The economic qualifications of the firm and personnel are provided in **Attachment A**.

The ±56.01-acre subject property consists of three (3) parcels, identified as Suffolk County Tax Map District 400, Section 209, Block 2, Lots 3, 4.1 and 5.6. The property – consisting mostly of vacant and vegetated land – is situated at the northeastern corner of the intersection of Manor Road and New York State Route 25 (Jericho Turnpike), within the hamlet of Elwood, Town of Huntington, Suffolk County, New York. A small commercial building is located at the southwestern corner of the lot, and the eastern-most part of the lot is occupied by a residence and associated wooded area.

- Villadom is proposing construction of a 486,380 square foot (SF) lifestyle commercial center which is proposed to include a combined 245,500 SF of office space, library and a fitness center, and 240,880 of retail/commercial space located on 49.28 acres of the overall site. The shopping center will be distributed into six (6) separate structures: five (5) small buildings are located on pad sites along Jericho Turnpike, with the sixth

structure housing the majority of the commercial spaces paralleling Jericho Turnpike near the rear of the developed area. The office space, library and part of the fitness center will occupy a partial second story above the commercial component. The 90,000 SF fitness center will be distributed between the three levels of the main commercial building.

A single, large parking area would occupy the space between the structures. Additional parking will be located in the cellar area of the main building. The residential portion of the site will remain as it presently exists.

The proposed project will satisfy the need for a quality shopping center in an appropriate location in proximity to other complementary commercial sites in a regional transportation corridor. The design will incorporate a sustainable, pedestrian-friendly environment, in adherence to the principals of smart growth adopted by the Huntington Town Board. The Villadom development will provide opportunities for patrons to shop in an attractive environment while improving the accessibility and aesthetics of this portion of the Jericho Turnpike commercial corridor.

The Villadom development will create strong economic activity by providing jobs and a solid tax base. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout Elwood, the Town of Huntington, Suffolk County, and the region as a whole. The following analysis examines and quantifies the fiscal and economic impacts that are anticipated to result from the development of 486,380 SF of commercial space, which includes a combined 245,500 SF of additional office space, library and a fitness center at Villadom. **Section 2.0** presents an executive summary and key findings of the fiscal and economic impact analysis. **Section 3.0** outlines the methodology and the sources of data used to project the fiscal and economic impacts generated in this analysis. **Section 4.0** describes the existing fiscal and economic conditions – including enrollment trends/population, budget, and current tax rates and levies for the Elwood Union Free School District (UFSD). This section also examines the land use and tax base composition, detailed budgets and the current tax rates and levies for both the Town of Huntington and Suffolk County. **Section 5.0** details the fiscal impacts that are anticipated to result from the proposed development. These include beneficial impacts to the local school district as well as the generation of annual property tax revenues allocated to each of the taxing jurisdictions located within the boundary of the site. **Section 6.0** depicts the economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the development. **Section 7.0** provides a conclusion with respect to the overall fiscal and economic impact analysis, and **Section 8.0** outlines the references utilized in this analysis.

2.0 EXECUTIVE SUMMARY

As noted in **Section 1.0**, this analysis examines the existing conditions and the fiscal and economic impacts that are associated with the development of 486,380 SF of commercial space, office space, library and a fitness center situated at Villadom. Fiscal impacts include the generation of property tax revenues and their distribution among local taxing jurisdictions. Economic impacts include direct, indirect and induced benefits on output, employment and associated labor income during the construction phase and during a stabilized year of annual operations.

A summary of findings is provided herein, with detailed methodologies and references provided in the subsequent sections of this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such fiscal and economic impact analyses.

Statement of Need

The proposed project will satisfy the need for a quality shopping center in an appropriate location in proximity to other complementary commercial sites on a regional transportation corridor. The design will incorporate a sustainable, pedestrian-friendly environment, in adherence to the principals of smart growth adopted by the Huntington Town Board. The Villadom development will provide opportunities for patrons to shop in an attractive environment while improving the accessibility and aesthetics of this portion of the Jericho Turnpike commercial corridor.

The proposed development will increase the distribution of tax ratables throughout the Elwood UFSD, the Town of Huntington and Suffolk County. Moreover, the Villadom development will generate immediate construction jobs as well as permanent employment opportunities for Town and area residents. Such fiscal and economic benefits are most crucial during the current economic state throughout Long Island, New York State and the nation as a whole.

Definition of Economic Impacts

A *direct impact* arises from the first round of buying and selling. These direct impacts can be used to identify additional rounds of buying and selling for other sectors of the economy and to identify the impact of spending by local households. An *indirect impact* refers to the increase in sales of other industry sectors, which include further round-by-round sales. An *induced impact* accounts for the changes in output and labor income by those employed within the region, resulting from direct and indirect impacts. The *total impact* is the sum of the direct, indirect and induced impacts.

Key Findings

Existing Conditions

- According to the U.S. Census Bureau, there are 203,264 persons residing within 71,948 housing units located within the Town of Huntington.
- The vast majority of assessed parcels in the Town of Huntington are residential properties,

comprising 86.9% of the total number of parcels. However, such properties comprise 69.1% of the Town's tax base and cause the greatest burden on community services.

- The Town of Huntington created a near-balanced budget for the 2013 fiscal year, with budgeted expenditures of over \$181.2 million and anticipated revenues of approximately \$180.1 million, leaving an appropriated fund balance of \$1.1 million.
- Suffolk County created a 2012-13 budget with expenditures of over \$2.7 billion and revenues of over \$3.5 billion.
- Student enrollment within the Elwood UFSD has increased by 94 students, or 3.8%, over the ten (10) years between 2002-03 and 2011-12. This increase in student enrollment indicates an influx of families with school-aged children and a trend toward new residential development in Elwood. Over the past few years; however, this growth has been steady, remaining relatively unchanged between the 2004-05 and 2010-11 academic years.
- The Elwood UFSD adopted a balanced budget for the 2013-14 academic year, with revenues and expenditures totaling \$57,035,292.
- When compared to rates over the past few years, unemployment has actually decreased slightly. However, as of April 2013, approximately 5,600 persons – 5.3% of the Town's labor force – remain unemployed. Such trends are lower than Suffolk County, Long Island, and New York State, yet the relatively elevated levels of unemployment are indicative of the ongoing fiscal and economic constraints facing the state and the nation.
- The Long Island Association indicates job growth in various industry sectors, including wholesale trade, financial activities, professional and business services, and educational and health services between November 2011 and November 2012. However, the effects of Hurricane Sandy and structural weaknesses within key sectors of the regional economy continue to contribute to job losses in other industries.
- However, it is important to note that such economic conditions facing the Town of Huntington and the Long Island region are temporary. It is likely that job opportunities – especially in the construction industry – will increase due to the large demand for storm repair. Likewise, federal and state disaster aid will stimulate economic activity throughout the region. Property owners residing in this part of the Town of Huntington are currently taxed at a rate of \$330.091 per \$100 of assessed valuation.
- The subject property is assessed at \$59,035 (100% of the market valuation). This translates into a current generation of \$195,627 in property tax revenues.

General Impacts

- Villadom is proposing development of 486,380 SF of commercial and office space, a library and a fitness center. While the existing residence will remain in use, the proposed project will not generate any new residents.

Anticipated Fiscal Impacts

- For taxing purposes, the total estimated market valuation of the proposed development is approximately \$135.0 million. This is based upon the estimated cost to construct the proposed project. Given these assumptions, and when applied to the Town of Huntington's current commercial equalization rate of 0.90%, this results in a market valuation of approximately \$1,215,000.
- Since the residential portion of the site will remain in this use, it is important to note that the existing taxes generated from this parcel were assumed to remain constant to that of its current levy, and were added to the taxes projected to be generated by the proposed development.
- At full build-out, the proposed project is projected to generate nearly \$4.1 million in annual taxes. This represents a net increase of nearly \$3.9 million per year when compared to existing site

conditions.¹

- The proposed development will levy property taxes for the Elwood UFSD in the amount of approximately \$2.9 million per year. This accounts for 72.1% of the total tax levy.
- The proposed development will levy approximately \$102,865 to the Library District, comprising 2.5% of the tax levy.
- Suffolk County – which includes taxes generated for the General Fund, the Police Department, and the Out of County Tuition Fund – is projected to levy over \$473,000, comprising 11.6% of the total generation.
- The Town of Huntington is projected to generate over \$275,000 in annual property tax revenues under the proposed development, representing 6.8% of the tax generation. This reflects taxes paid to the Town fund, the Highway Tax, and the Town-Wide Lighting District.
- More than an additional \$284,000, or 7.0%, will be generated by the proposed development and distributed among the Town's special taxing jurisdictions, including the Greenlawn Fire District, as well as the New York State Real Property Tax Law, the New York State MTA, the Open Space Bonds Fund, and the Greenlawn Water District.
- The proposed development will not generate additional school-aged children to the Elwood UFSD. However, the proposed development will levy property taxes for the Elwood UFSD, without imposing additional costs resulting from an increased enrollment. This net revenue – approximately \$2.9 million per year – could ease the district's need to tap into additional fund balances, reduce their financial burden, and could also help alleviate an increased burden on other taxpayers throughout the district. These revenues are most crucial during a time of fiscal and economic hardships throughout Long Island, New York State and the nation.

A summary of key fiscal findings is provided in **Table 1**. The methodologies and full derivation of the facts and figures presented in the above summary are fully described in subsequent sections of this analysis.

¹ The development sponsor has approached the Suffolk County Industrial Development Agency (IDA) to determine if the proposed project may be eligible for tax abatement incentives. No formal agreement has been finalized. Should tax abatement incentives be realized it is assumed that the abatements would be for a ten (10) year period, with a first year abatement of 50 percent, decreasing by five (5) percent each year thereafter. It is important to note that this analysis presents a conservative projection assuming that the project will be taxed at its full amount. As such, all figures presented in this analysis may differ from actual tax generation, should the applicant enter into an agreement with the Suffolk County IDA.

Table 1
SUMMARY OF KEY FISCAL FINDINGS

Fiscal Parameter	Impact
Existing Tax Revenue Generation: Subject Property	\$195,627
Projected Residents	5
<i>School-Aged Children</i>	2
Total Estimated Assessed Valuation: Villadom	\$1,215,000
Projected Total Tax Revenue: Villadom	\$4,069,162
<i>To Elwood UFSD</i>	\$2,933,201
<i>To Library District</i>	\$102,865
<i>To Suffolk County Police Department</i>	\$430,121
<i>To Other Departments at Suffolk County</i>	\$43,274
<i>To Town of Huntington</i>	\$275,281
<i>To Local and Special Taxing Jurisdictions</i>	\$284,420

Source: Analysis by Nelson, Pope & Voorhis, LLC.

Anticipated Economic Impacts

- For the purpose of this analysis, it is anticipated that stabilized operations will begin in 2017.
- The construction period is projected to represent a total of \$135 million in investment. This direct output is projected to generate an indirect impact of over \$32.1 million, and an induced impact of over \$73.7 million, bringing the total economic impact on output to nearly \$240.9 million during the construction period.
- It is projected that the construction period will necessitate 750.0 full time equivalent (FTE) employees.
- The 750.0 FTE jobs created during the construction period will have an indirect impact of 194.3 FTE jobs employees and an induced impact of 511.7 FTE jobs in other industry sectors, bringing the total impact of construction to 1,455.9 FTE jobs during the construction period. This job creation – direct, as well as indirect and induced – is most crucial during Long Island’s present economic state, and presents opportunities for persons who remain unemployed throughout the Town and the region.
- Labor income from the construction jobs are projected to amount to \$64,800 per year, per employee. This represents approximately \$108,000 per employee, and \$81.0 million in collective earnings among the 750.0 FTE employees over the construction period. This labor income is projected to have an indirect impact of over \$12.4 million and an induced impact of over \$25.5 million, bringing the total economic impact of the construction to over \$118.9 million in labor income.
- It is assumed that Villadom will begin the operational phase of development upon the completion of the construction period, anticipated to occur in late 2016. For the purpose of this analysis, a stabilized year of operations is assumed to occur in 2017, at which time Villadom is assumed to be operating at full occupancy.
- Villadom is projected to generate nearly \$153.3 million in annual operational revenues, stemming from annual leases from tenants as well as sales revenues generated from the proposed development.
- The direct operational revenues are projected to generate an indirect impact of nearly \$25.9 million and an induced impact of over \$48.9 million per year. This additional output is generated through round-by-round sales made at various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial

institutions, insurance companies, health and legal services providers, and other establishments in the region.

- The sum of the direct, indirect and induced impacts results in a total economic impact on output of nearly \$179.8 million during annual operations.
- Villadom is anticipated to generate 950.3 FTE employees during annual operations. The 950.3 FTE direct employment positions are projected to result in an indirect impact of 146.7 FTE jobs, and an induced impact of 321.8 FTE jobs throughout the region, bringing the total economic impact of operational employment to 1,418.8 FTE jobs during annual operations.
- The 950.3 FTE employees are anticipated to earn a total of over \$54.8 million in collective labor income. This direct labor income is projected to result in an indirect impact of nearly \$7.6 million and an induced impact of over \$17.0 million, bringing the total economic impact of labor income to over \$79.4 million during annual operations.

A summary of key economic findings is provided in **Table 2**. The methodologies and full derivation of the facts and figures presented in the above summary are fully described in subsequent sections of this analysis.

Table 2
SUMMARY OF KEY ECONOMIC FINDINGS

Economic Impact Parameter	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
<i>Economic Impact of Construction</i>			
Direct Impact	\$135,000,000	750.0	\$81,000,000
Indirect Impact	\$32,107,385	194.3	\$12,403,795
Induced Impact	\$73,747,836	511.7	\$25,506,292
Total Economic Impact of Construction	\$240,855,221	1,455.9	\$118,910,087
<i>Economic Impact of a Stabilized Year of Operations</i>			
Direct Impact	\$104,924,733	950.3	\$54,819,926
Indirect Impact	\$25,899,802	146.7	\$7,586,100
Induced Impact	\$48,949,461	321.8	\$17,038,770
Total Economic Impact of a Stabilized Year of Operations	\$179,773,996	1,418.80	\$79,444,796

Source: Data provided by Syndicated Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

3.0 METHODOLOGY

Various data and information from state and local sources was used to analyze the fiscal and economic impacts stemming from the proposed Villadom development.

Syndicated Ventures, LLC supplied information regarding the existing condition of the subject property, the proposed unit mix, construction costs, construction/phasing schedule, and estimated lease rates during annual operations of the commercial space.

Elwood UFSD provides data pertaining to the budget, enrollment trends, education costs and location of school buildings within the boundaries of the district.

International Council of Shopping Centers and Urban Land Institute provides data pertaining to median sales revenues per square foot among various types of retail establishments in the United States. This data was applied to the proposed retail mix to project the annual revenues that the Villadom development is anticipated to generate.

The Town of Huntington and Suffolk County provides information regarding approved budgets and current tax rates for the three (3) parcels that comprise the subject property. This tax information was used to compare the existing revenues to those that are projected to be generated upon full build-out of the Villadom development.

New York State Education Department provides New York State District Report Cards and the Comprehensive Information, Accountability and Overview, and Fiscal Supplement reports specific to the Elwood UFSD. This information allows for an analysis of how the development may affect the school district's enrollment and future budget.

New York State Office of the State Comptroller and New York State Office of Real Property Services both provide municipal tax information, and data pertaining to the existing tax base and tax revenues for the Town of Huntington and Suffolk County, New York. This information was used to better understand how local budgets and taxing jurisdictions will be affected by the development of Villadom.

United States Bureau of Labor Statistics and New York State Department of Labor publish the Occupational Employment Statistics survey. This survey was used to estimate the wages earned among those employed within construction and extraction occupations in the Long Island region. These wages were assumed for each of the employees during the construction of the proposed development. In addition, this survey was used to estimate the wages earned among those employed within fitness trainers and aerobics instructor occupations, as well as librarian occupations, library technician occupations, and all other education, training and library occupations in the Long Island region. These wages were assumed for each of the employees during operations of the proposed development.

Moreover, the Quarterly Census of Employment and Wages was used to estimate the wages earned among those employed within the retail trade industry and the professional and technical

services industry in the Long Island region. These wages were assumed for each of the employees during annual operations of the proposed development.

United States Census Bureau provides the latest population counts and other pertinent demographic data for the Town of Huntington and Suffolk County. In addition, the Censtats Database relevant to NAICS-based Suffolk County Business Patterns provides data on the total number of establishments as well as the total number of persons employed within fitness centers in Suffolk County. The average number of employees per establishment was assumed under annual operations of the proposed project.

Minnesota IMPLAN Group developed an economic impact modeling system called IMPLAN, short for “impact analysis for planning”. The program was developed in the 1970s through the United States Department of Agriculture’s Forest Service, and was privatized in 1993.

IMPLAN is built on a mathematical input-output (I-O) model to express relationships between various sectors of the economy in a specific geographic location. The I-O model assumes fixed relationships between producers and their suppliers based on demand, and the inter-industry relationships within a region largely determine how that economy will respond to change. In an I-O model, the increase in demand for a certain product or service causes a multiplier effect; increased demand for a product affects the producer of the product, the producer’s employees, the producer’s suppliers, the supplier’s employees, and so on, ultimately generating a total impact in the economy that is greater than the initial change in demand.

The IMPLAN model is a method for estimating local economic multipliers, including those pertaining to production, value-added, employment, wage and supplier data. IMPLAN differentiates in its software and data sets between 440 sectors that are recognized by the United States Department of Commerce. Multipliers are available for all states, counties and zip codes, and are derived from production, employment and trade data from sources including the United States Census Bureau, County Business Patterns, Annual Survey of Government Employment, Annual Survey of Retail Trade; United States Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Consumer Expenditure Survey; United States Department of Labor; Office of Management and Budget; United States Department of Commerce; Internal Revenue Service; United States Department of Agriculture, National Agricultural Statistical Service; Federal Procurement Data Center; and United States Bureau of Economic Analysis, Regional Economic Information System, Survey of Current Business, among other national, regional, state and local data sources.

IMPLAN is widely accepted as the industry standard for estimating how much a one-time or sustained increase in economic activity in a particular region will be supplied by industries located in the region. Federal government agencies such as the Army Corps of Engineers, Bureau of Economic Analysis, Bureau of Land Management, Environmental Protection Agency, Federal Reserve Bank, Fish and Wildlife Service, and National Park Service have used the multipliers to study the local impact of government regulation on specific industries and to assess the local economic impacts of Federal actions. State and local governments including New York State Department of Labor, New York State Division of the Budget, New York State Office of

the State Comptroller, New York State Assembly and New York City Economic Development Corporation, have used the multipliers to estimate the regional economic impacts of government policies and projects and of events, such as the location of new businesses within their state, or to assess the impacts of tourism. Likewise, businesses, universities and private consultants have used the multipliers to estimate the economic impacts of a wide range of projects, such as building a new sports facility or expanding an airport; of natural disasters; of student spending; or of special events, such as national political conventions.

NP&V personnel have received formal IMPLAN training through the Minnesota Implan Group, and possess the qualifications to project economic impacts for a multitude of project types using this software. For the purpose of this analysis, multipliers specific to socio-economic data in Suffolk County were purchased and analyzed to determine the direct, indirect and induced economic impacts during both the short-term construction period and during annual operations of the proposed development at Villadom. The economic impacts can be found in **Section 6.0** of this analysis.

4.0 EXISTING CONDITIONS

4.1 Municipal Fiscal Conditions

While the largest land use category in the Town of Huntington is residential, the Town supports many retail and service businesses as well as office and industrial uses. According to the U.S. Census Bureau, there are 203,264 persons residing within 71,948 housing units located within the Town of Huntington.² This large residential component is verified with land use classification data.³ As seen in **Table 3** and in **Chart 1**, the vast majority of assessed parcels in the Town are residential properties, comprising 86.9% of the total number of parcels. The majority of parcels are classified as residential; however, residential parcels comprise a smaller portion of the Town's tax base, at 69.1% of the total assessed valuation. Vacant properties are the second most abundant land use, comprising 5.7% of the Town's parcels, yet only 0.7% of the local tax base. All other properties combine to constitute 7.4% of the number of parcels within the Town, yet make up 30.2% of the tax base.

Table 3
LAND USE AND TAX BASE COMPOSITION, TOWN OF HUNTINGTON: 2012

Land Use Classification	Number of Parcels	Percent of Total Land Use	Assessed Valuation	Percent of Total Tax Base
Agricultural Properties	57	0.1%	\$345,795	0.1%
Residential Properties	63,211	86.9%	\$257,776,954	69.1%
Vacant Land	4,144	5.7%	\$2,495,226	0.7%
Commercial Properties	3,037	4.2%	\$40,501,691	10.9%
Recreation and Entertainment Properties	146	0.2%	\$2,294,200	0.6%
Community Service Properties	655	0.9%	\$19,463,767	5.2%
Industrial Properties	96	0.1%	\$2,721,230	0.7%
Public Service Properties	1,036	1.4%	\$41,659,937	11.2%
Public Parks, Wild, Forested and Conservation Properties	375	0.5%	\$5,596,218	1.5%
TOTAL: ALL PROPERTIES	72,757	100.0%	\$372,855,018	100.0%

Source: New York State Office of Real Property Services; Analysis by Nelson, Pope & Voorhis, LLC.

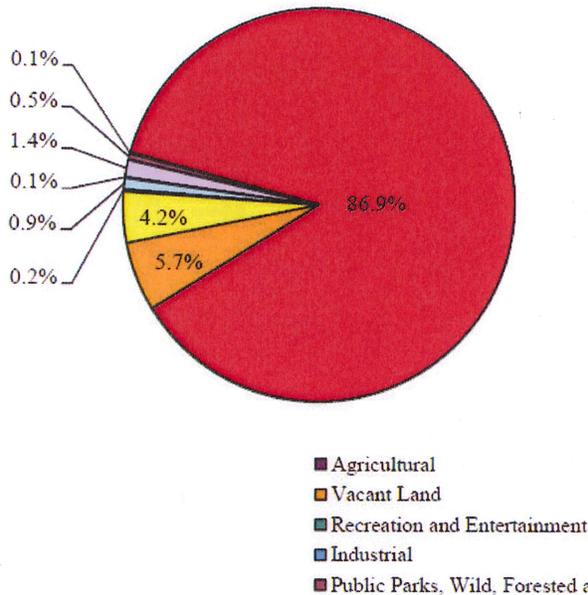
² 2010 Decennial Census via the U.S. Census Bureau.

³ New York State Office of Real Property Services, 2012 Annual Assessment Rolls, 2012 Parcel Counts by Individual Property Class Code.

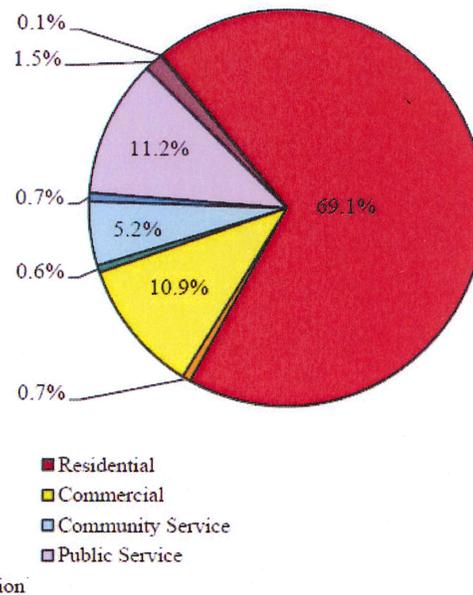
Chart 1
LAND USE AND TAX BASE COMPOSITION, TOWN OF HUNTINGTON: 2012

Source: New York State Office of Real Property Services; Analysis by Nelson, Pope & Voorhis, LLC

Total Land Use, by Land Use Classification



Total Tax Base, by Land Use Classification



The Town of Huntington created a near-balanced budget for the 2013 fiscal year, with budgeted expenditures of over \$181.2 million and anticipated revenues of approximately \$180.1 million, leaving an appropriated fund balance of \$1.1 million. It is important to note that this budget only includes operating expenditures comprised of 13 major funds. These include the General Fund, Highway Fund, Consolidated Refuse Fund, Part Town Fund, Business Improvement District, Fire Protection, Street Lighting, Commack Ambulance, Huntington Community Ambulance, Huntington Sewer, Centerport Sewer, Waste Water Disposal, and Dix Hills Water District.⁴

Suffolk County created a 2012-13 budget with expenditures of over \$2.7 billion and revenues of over \$3.5 billion. This budget includes 53 funds, with the major operating funds being the General Fund and the Police District Fund.⁵

⁴ "Town of Huntington 2013 Adopted Budget," Huntington, New York, 2013.

⁵ "Recommended Operating Budget: Narrative and Appropriations," County of Suffolk, New York, Volume No. 1, 2013.

Table 4
MUNICIPAL BUDGETS: FISCAL YEAR 2012-13

	Town of Huntington	Suffolk County
Total Expenditures	\$181,264,123	\$2,769,646,191
Total Revenues	\$181,264,123	\$3,569,323,419

Source: Town of Huntington; Suffolk County; Analysis by Nelson, Pope & Voorhis, LLC

A closer examination of the audited and reported 2011⁶ fiscal year financial data for the Town of Huntington and Suffolk County reveals the actual revenues and expenditures that occurred. These include both operating and capital expenditures. In fiscal year 2011, the Town of Huntington expended approximately \$224.1 million. The two (2) largest categories of the Town's budget were sanitation – which comprised 18.2% of the total budget – and employee benefits which accounted for 16.1% of the budget. Less than one (1) percent of the budget was allocated to health, social services, and economic development during the year, and there was no money allocated to education during the year.⁷

The Town levied approximately \$220.1 million in revenues in fiscal year 2011. Not surprisingly, the two (2) largest sources of income in the Town's budget include real property taxes and assessments, and charges for services. Real property taxes and assessments generated approximately \$113.6 million and levied roughly 51.6% of the Town's revenues, and charges for services levied over \$42.9 million, comprising 19.5% of Town revenues. In fiscal year 2011, the Town of Huntington experienced a deficit of over \$3.9 million, which contributed to the Town's overall indebtedness of over \$119.5 million.⁸

In fiscal year 2011, Suffolk County expended approximately \$3.4 billion. Indicative of the different levels of government and services provided to its residents, Suffolk County reported public safety and social services as their top expenditures. Public safety expenses totaled nearly \$695.4 million, and comprised 20.5% of the County budget. Likewise, approximately \$587.9 million was allocated to social services, which made up 17.4% of the annual budget. Similar to the Town's expenditures, very little money was allocated to economic development, culture and recreation, community services and utilities, with all four (4) line items comprising approximately three (3) percent of the budget.⁹

During the same year, the County levied \$3.3 billion in revenues. The largest source of income levied by the County was sales and use tax, which accounted for more than \$1.1 billion or 35.3% of total County revenues. Real property taxes and assessments levied over \$567.8 million and comprised 17.2% of annual revenues. The \$85 million deficit will contribute to the County's debt, which exceeded \$2.0 billion as of the end of the 2011 fiscal year.¹⁰

⁶ As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

⁷ New York State Office of the State Comptroller, 2011 Report on Financial Data for Local Governments.

⁸ New York State Office of the State Comptroller, 2011 Report on Financial Data for Local Governments.

⁹ New York State Office of the State Comptroller, 2011 Report on Financial Data for Local Governments.

¹⁰ New York State Office of the State Comptroller, 2011 Report on Financial Data for Local Governments.

Table 5
ACTUAL MUNICIPAL EXPENDITURES AND REVENUES: FISCAL YEAR 2011

	Town of Huntington	Percent of Town Budget	Suffolk County	Percent of County Budget
Total Expenditures	\$224,074,420	100.0%	\$3,387,027,863	100.0%
General Government	\$29,609,636	13.2%	\$313,886,472	9.3%
Education	\$0	0.0%	\$211,267,530	6.2%
Public Safety	\$10,926,198	4.9%	\$695,390,459	20.5%
Health	\$884,743	0.4%	\$180,487,467	5.3%
Transportation	\$35,677,610	15.9%	\$168,496,860	5.0%
Social Services	\$90,066	<0.1%	\$587,936,187	17.4%
Economic Development	\$1,738,818	0.8%	\$43,365,219	1.3%
Culture and Recreation	\$19,083,284	8.5%	\$32,625,614	1.0%
Community Services	\$3,207,530	1.4%	\$26,299,051	0.8%
Utilities	\$14,873,983	6.6%	\$4,496,365	0.1%
Sanitation	\$40,822,618	18.2%	\$67,118,140	2.0%
Employee Benefits	\$36,123,798	16.1%	\$531,075,306	15.7%
Debt Service	\$17,876,510	8.0%	\$165,969,289	4.9%
Other Uses	\$13,159,626	5.9%	\$358,613,904	10.6%
Total Revenues	\$220,116,827	100.0%	\$3,301,993,590	100.0%
Real Property Taxes and Assessments	\$113,623,166	51.6%	\$567,866,727	17.2%
Other Real Property Tax Items	\$334,401	0.2%	\$47,782,763	1.4%
Sales and Use Tax	\$144,701	0.1%	\$1,164,800,153	35.3%
Other Non Property Taxes	\$3,740,351	1.7%	\$17,178,926	0.5%
Charges for Services	\$42,933,672	19.5%	\$220,272,367	6.7%
Charges to Other Governments	\$262,782	0.1%	\$4,125,666	0.1%
Use and Sale of Property	\$6,833,410	3.1%	\$14,227,921	0.4%
Other Local Revenues	\$4,546,506	2.1%	\$62,306,265	1.9%
State Aid	\$14,075,946	6.4%	\$310,673,801	9.4%
Federal Aid	\$10,036,777	4.6%	\$338,103,617	10.2%
Proceeds of Debt	\$10,425,459	4.7%	\$172,947,684	5.2%
Other Sources	\$13,159,656	6.0%	\$381,707,700	11.6%
Total Indebtedness	\$119,550,962	54.3%	\$2,035,899,975	61.7%

Source: New York State Office of the State Comptroller; Analysis by Nelson, Pope & Voorhis, LLC

4.2 School District Fiscal Conditions

The Villadom development is located within the Elwood UFSD. The district is comprised of four (4) schools – Harley Avenue Primary School (K-2), James H. Boyd Intermediate School (grades 3-5), Elwood Middle School (grades 6-8) and Elwood-John H. Glenn High School (grades 9-12).

As seen in **Table 6** and **Chart 2**, the cumulative enrollment within the school district has increased by 94 students, or 3.8%, over the ten (10) years between 2002-03 and 2011-12. This

increase in student enrollment indicates an influx of families with school-aged children and a trend toward new residential development in Elwood. Over the past few years, however, this growth has remained steady, remaining relatively unchanged between the 2004-05 and 2010-11 academic years. However, a drop in enrollment has occurred between the 2010-2011 academic year to the 2011-2012 academic year. Regardless of these trends; however, there are no known capacity or overcrowding issues within the school district.

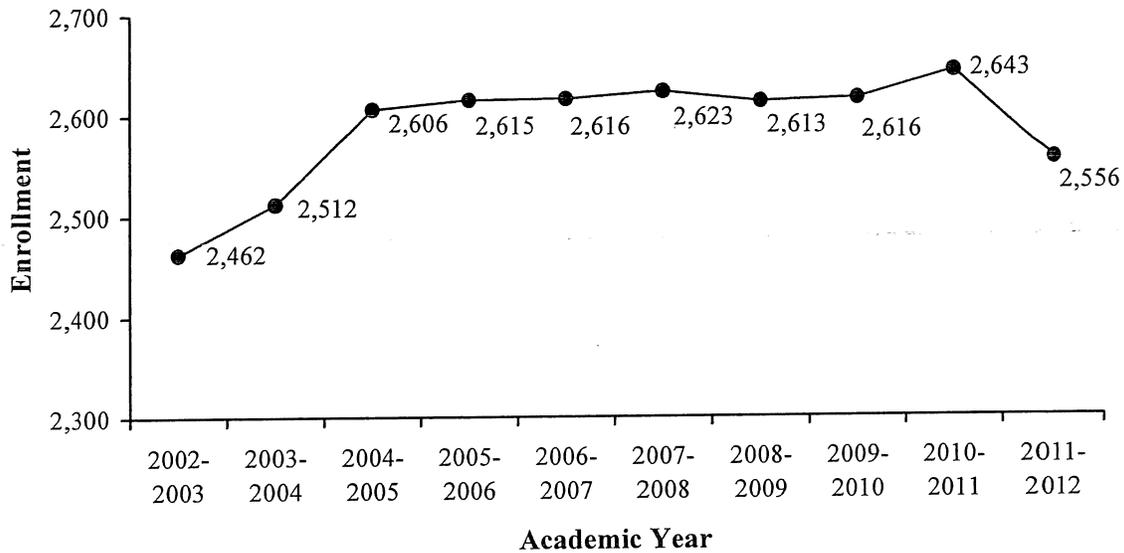
Table 6
ENROLLMENT TRENDS: ELWOOD UFSD

Academic Year	Harley Avenue Primary School	James H. Boyd Intermediate School	Elwood Middle School	Elwood - John H. Glenn High School	Total: Elwood UFSD
2002-03	607	622	604	629	2,462
2003-04	597	647	604	664	2,512
2004-05	625	631	618	732	2,606
2005-06	615	622	622	756	2,615
2006-07	569	627	657	763	2,616
2007-08	527	647	644	805	2,623
2008-09	528	637	637	811	2,613
2009-10	539	593	653	831	2,616
2010-11	572	564	667	840	2,643
2011-2012	520	550	642	844	2,556
Change: 2002-3 to 2011-12	-14.3%	-11.6%	6.3%	34.2%	+94 students 3.8% increase

Source: New York State Education Department; Analysis by Nelson, Pope & Voorhis, LLC.

Chart 2
ENROLLMENT TRENDS

Source: New York State Education Department; Analysis by Nelson, Pope & Voorhis, LLC.



According to the New York State School Report Card, Fiscal Accountability Supplement for Elwood UFSD, expenditures averaged \$10,489 per general education student and \$33,516 per special education student during the 2010-11 academic year.¹¹ During this year, 277 students, or 9.4% of the students within Elwood UFSD, were enrolled in the special education program.

The Elwood UFSD adopted a balanced budget for the 2013-14 academic year, with revenues and expenditures totaling \$57,035,292. Similar to municipal budgets, school district budgets are projected to be balanced. A closer examination of the audited and reported 2012¹² Elwood UFSD financial data reveals that the district generated approximately \$55.6 million. Of this, nearly \$35.2 million was levied through property taxes and assessments, and nearly \$11.7 million from state aid. In 2012, expenditures nearly equaled revenues, at \$53.7 million. This included over \$33.9 million for education expenses and nearly \$11.8 million for employee benefits. The school district witnessed a net revenue of \$1,872,247 in fiscal year 2012. Despite this, the school district incurs debt of \$15.4 million.¹³

¹¹ As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

¹² As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

¹³ New York State Office of the State Comptroller, 2012 Report on Financial Data for Local Governments.

Table 7
SCHOOL DISTRICT BUDGET

	2012 Actual	2013-14 Adopted
Total Expenditures	\$53,741,742	\$57,035,292
Total Revenues	\$55,613,989	\$57,035,292

Source: Elwood UFSD; New York State Office of the State Comptroller;
 Analysis by Nelson, Pope & Voorhis, LLC.

4.3 Unemployment Trends

Unemployment data for the Town of Huntington, Suffolk County and Long Island were compared to that of New York State to illustrate the current economic state of the region. As evidenced in **Table 8** and **Chart 3**, relative unemployment rates in the Town of Huntington have increased substantially over the past few years. According to New York State Department of Labor, the Town's unemployment rate nearly doubled between 2007 and 2010. However, the rate has seemingly declined since 2010, with the latest estimates (as of April 2013) suggesting that approximately 5,600 persons – 5.3% of the Town's labor force – are unemployed. Such trends are lower than that of Suffolk County, Long Island, and New York State.

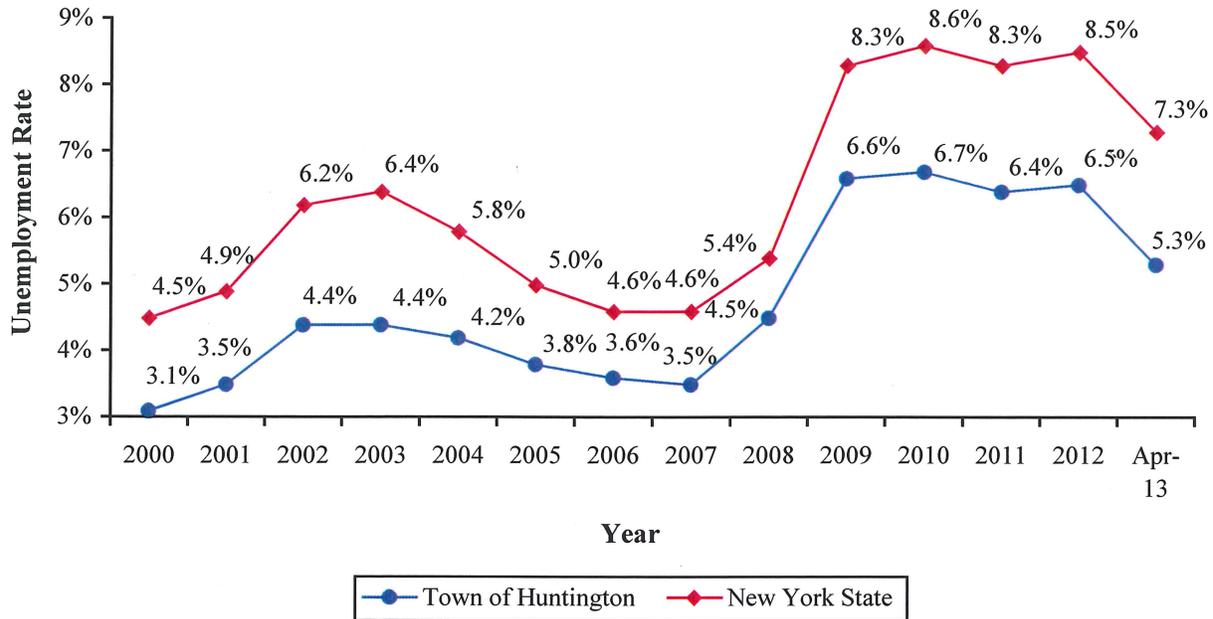
Table 8
UNEMPLOYMENT TRENDS

Year	Town of Huntington		Suffolk County		Long Island		New York State	
	Percent	Number	Percent	Number	Percent	Number	Percent	Number
2000	3.1%	3,200	3.4%	25,200	3.4%	47,600	4.5%	415,500
2001	3.5%	3,500	3.8%	28,500	3.8%	53,700	4.9%	449,300
2002	4.4%	4,500	4.7%	35,500	4.7%	67,200	6.2%	577,600
2003	4.4%	4,500	4.8%	36,800	4.8%	68,600	6.4%	595,100
2004	4.2%	4,400	4.7%	36,000	4.6%	67,000	5.8%	544,100
2005	3.8%	4,000	4.2%	33,100	4.2%	61,300	5.0%	474,300
2006	3.6%	3,800	4.0%	31,400	3.9%	58,000	4.6%	437,400
2007	3.5%	3,700	3.9%	31,000	3.8%	57,000	4.6%	434,300
2008	4.5%	4,800	5.0%	39,900	4.9%	73,000	5.4%	518,000
2009	6.6%	7,000	7.4%	58,200	7.2%	106,600	8.3%	805,200
2010	6.7%	7,100	7.7%	60,100	7.4%	109,100	8.6%	827,900
2011	6.4%	6,800	7.5%	58,600	7.2%	105,400	8.3%	787,600
2012	6.5%	7,000	7.6%	60,200	7.4%	109,100	8.5%	814,600
April 2013	5.3%	5,600	6.2%	48,800	6.0%	88,900	7.3%	690,900

Source: New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC.

Chart 3
UNEMPLOYMENT TRENDS

Source: New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC



The Long Island Association indicates job growth in various industry sectors, including wholesale trade, financial activities, professional and business services, and educational and health services between November 2011 and November 2012. However, the effects of Hurricane Sandy and structural weaknesses within key sectors of the regional economy continue to contribute to job losses in other industries.

However, it is important to note that such economic conditions facing the Town of Huntington and the Long Island region are temporary. It is likely that job opportunities – especially in the construction industry – will increase due to the large demand for storm repair. Likewise, federal and state disaster aid will stimulate economic activity throughout the region.

4.4 Existing Tax Revenue and Distribution of Subject Property

As evidenced in **Section 4.1** and **Table 5**, the majority of the Town’s revenues are levied through property tax generation, which is based upon a rate per \$100 of assessed valuation for a given parcel. As indicated in **Table 9**, property owners within this part of the Town of Huntington are currently¹⁴ taxed at a rate of \$330.091 per \$100 of assessed valuation. These tax rates account for property taxes paid to Elwood UFSD, Library District, Suffolk County, Suffolk County Police Department, various Town funds, Greenlawn Fire District, Metropolitan Transportation

¹⁴ The Town of Huntington’s fiscal year is between December 1, 2012 and November 31, 2013.

Authority and other local taxing jurisdictions. An additional fee of \$378.786 is generated by the Refuse District from residential properties.

According to the Town of Huntington Property Tax Record, the tax parcels that comprise the subject property are assessed at \$59,035 (100% of the market valuation). This translates into a current generation of \$195,627 in property tax revenues. Of this, \$140,495 or 71.8% of the total taxes generated by the site are distributed to the Elwood UFSD, and \$4,927 or 2.5% of the taxes are allocated to the Library District. An additional \$22,675 or 11.6% of the total tax revenues are distributed to Suffolk County, which includes the General Fund, the Police Department, and Out of County Tuition. Approximately 6.7% of the tax revenue is levied to the Town of Huntington, which includes the Town funds, Highway Fund and Town-Wide Lighting District. These three (3) line items combine to total over \$13,000 in revenues. The Greenlawn Fire District levies over \$6,600, or 3.4% of the total tax revenue generated by the subject property. The balance of the current property tax revenues are apportioned to various other local taxing jurisdictions, as seen in **Table 9**.

Table 9
EXISTING TAX REVENUES

Taxing Jurisdiction	Current Tax Rate (per \$100 Assessed Valuation)	Current Tax Revenue	Percent of Total Tax Revenue
School Taxes	246.332	\$145,422	74.3%
Elwood UFSD	237.986	\$140,495	71.8%
Elwood UFSD – Library District	8.346	\$4,927	2.5%
County Taxes	38.409	\$22,675	11.6%
Suffolk County	2.780	\$1,641	0.8%
Suffolk County Police District	34.898	\$20,602	10.5%
Out of County Tuition	0.731	\$432	0.2%
Town Taxes	22.335	\$13,185	6.7%
Town Taxes	10.748	\$6,345	3.2%
Highway Tax	10.381	\$6,128	3.1%
Lighting District - Town Wide	1.206	\$712	0.4%
Other Taxes	23.015	\$14,344	7.3%
New York State Real Property Tax Law	5.365	\$3,167	1.6%
New York State MTA Tax	0.152	\$90	<0.1%
Open Space Bonds II & III	1.367	\$807	0.4%
Greenlawn Fire District	11.192	\$6,607	3.4%
Greenlawn Water District	4.939	\$2,916	1.5%
Refuse District	378.786*	\$758*	0.4%
TOTAL: ALL TAXING JURISDICTIONS	330.091	\$195,627	100.0%

Source: Town of Huntington Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

* An additional fee of \$378.786 is generated by the Refuse District from residential properties.

5.0 ANTICIPATED FISCAL IMPACTS

5.1 General Impacts

This section seeks to determine the population that would likely reside at the proposed project, in order to quantify fiscal impacts that may be generated as a result. However, as discussed in **Section 1.0**, the proposed project is anticipated to include the construction of 486,380 SF of commercial space including retail, office space, library and a fitness center. While the existing residence will remain in use, the proposed project will not generate any new residents.

5.2 Municipal Fiscal Impacts

Many of the Town and County's community services and facilities are supported in large part by the revenues generated through property taxes. The Town of Huntington and Suffolk County, as well as other local taxing jurisdictions will greatly benefit from an increase in such property tax revenues, resulting from the construction and operation of the Villadom development.

For the purpose of this analysis, it is necessary to determine the assessed valuation for Villadom. The value was determined based upon estimated construction costs of approximately \$135 million.¹⁵ Given these assumptions, and when applied to the Town of Huntington's current commercial equalization rate of 0.90%, this resulted in a market valuation of approximately \$1,215,000. This is seen in **Table 10**.

Table 10
ESTIMATED ASSESSED VALUATION

Type of Use	Size	Assessed Valuation
Commercial/Office	486,380 SF	\$135,000,000
Equalization Rate		0.90%
Projected Assessed Valuation: Villadom		\$1,215,000

Source: Data provided by Syndicated Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC.

Current tax rates can be applied to the assessed valuation in order to project the impact that the development will have on the local tax base. **Table 11** shows the current tax rates and revenues that are projected to be levied from full build-out of the proposed development. Since the residential portion of the site will remain in this use, it is important to note that the existing taxes generated from this parcel were assumed to remain constant to that of its current levy, and were added to the taxes projected to be generated by the proposed development. The information provided in the table was derived from the current assessment factors and tax rates provided by the Town of Huntington Office of the Receiver of Taxes and the total projected assessed

¹⁵ Construction costs provided by Syndicated Ventures, LLC in June 2013. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

valuation for the development upon full build-out. It is important to note that all analyses are based on current tax dollars, and the revenue allotted among taxing jurisdictions will vary from year to year, depending on the annual tax rates, assessed valuation and equalization rates. Further, the final assessment and levy will be determined by the sole assessor at the time of occupancy. Projections included herein are as accurate as possible using fiscal impact methodologies, for the purpose of the planning and land use approval process.

**Table 11
ANTICIPATED TAX REVENUE GENERATION**

Taxing Jurisdiction	Current Tax Revenue	Projected Tax Revenue	Increase in Tax Revenue	Percent of Projected Total Tax Revenue
School Taxes	\$145,422	\$3,036,067	\$2,890,644	74.6%
Elwood UFSD	\$140,495	\$2,933,201	\$2,792,706	72.1%
Elwood UFSD – Library District	\$4,927	\$102,865	\$97,938	2.5%
County Taxes	\$22,675	\$473,395	\$450,720	11.6%
Suffolk County	\$1,641	\$34,264	\$32,623	0.8%
Suffolk County Police District	\$20,602	\$430,121	\$409,519	10.6%
Out of County Tuition	\$432	\$9,010	\$8,578	0.2%
Town Taxes	\$13,185	\$275,281	\$262,096	6.8%
Town Taxes	\$6,345	\$132,470	\$126,125	3.3%
Highway Tax	\$6,128	\$127,947	\$121,818	3.1%
Town-Wide Lighting District	\$712	\$14,864	\$14,152	0.4%
Other Taxes	\$14,344	\$284,420	\$270,075	7.0%
New York State Real Property Tax Law	\$3,167	\$66,124	\$62,957	1.6%
New York State MTA Tax	\$90	\$1,873	\$1,784	<0.1%
Open Space Bonds II & III	\$807	\$16,848	\$16,041	0.4%
Greenlawn Fire District	\$6,607	\$137,943	\$131,335	3.4%
Greenlawn Water District	\$2,916	\$60,874	\$57,958	1.5%
Refuse District	\$758*	\$758	\$0	0.0%
TOTAL: ALL TAXING JURISDICTIONS	\$195,627	\$4,069,162	\$3,873,535	100.0%

Source: Town of Huntington Office of the Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

* An additional fee of \$378.786 is generated by the Refuse District from residential properties.

The proposed development will significantly increase taxes generated by the site, resulting in a substantial increase in revenues distributed to each taxing jurisdiction. At full build-out, the proposed project is projected to generate over \$4.0 million in annual taxes. This represents a net increase of nearly \$3.9 million per year when compared to existing site conditions.

Upon full build-out, the Villadom development will levy over \$2.9 million to the Elwood UFSD, representing 72.1% of the total tax generated by the site. Likewise, the proposed development will levy approximately \$102,865 to the Library District, comprising 2.5% of the tax levy.

Suffolk County – which includes taxes generated for the General Fund, the Police Department, and the Out of County Tuition Fund – is projected to levy \$473,395 comprising 11.6% of the total generation. Moreover, the Town of Huntington is projected to generate \$275,281 in annual property tax revenues under the proposed development, representing 6.8% of the tax generation. This reflects taxes paid to the Town fund, the Highway Tax, and the Town-Wide Lighting District. More than an additional \$270,000, or 7.0%, will be generated by the proposed development and distributed among the Town’s special taxing jurisdictions, including the Greenlawn Fire District, as well as the New York State Real Property Tax Law, the New York State MTA, the Open Space Bonds Fund, the Greenlawn Water District, and the Refuse District

5.3 Industrial Development Agency Tax Abatement

The project sponsor has approached the Suffolk County Industrial Development Agency (IDA) to determine if the proposed development may be eligible for tax abatement incentives. As of the date of this analysis no formal agreement between the project sponsor and the IDA has been finalized. However, should the proposed development be approved by the IDA and certain tax abatements realized, the tax revenues are anticipated to be reduced from those projected in **Section 5.2** (above). For the purposes of this analysis, it is assumed that the tax abatement would cover a ten (10) year period. The ten year term would begin with a 50 percent abatement on the improvements in year one (1), a 45 percent abatement in year two (2), a 40 percent abatement in year 3, and decreasing five percent each year thereafter.¹⁶ Given these assumptions, the anticipated tax revenue generation from the proposed project is provided in **Table 12**.

Table 12
ANTICIPATED TAX REVENUE GENERATION WITH IDA AGREEMENT

Year	Current Tax Revenue	Projected Tax Revenue	Estimated IDA Abatement	Estimated IDA Tax Revenue Abatement	Projected Tax Revenue with Abatement
1	\$195,627	\$3,873,535	50%	\$1,936,768	\$1,936,768
2	\$195,627	\$3,873,535	45%	\$1,743,091	\$2,130,444
3	\$195,627	\$3,873,535	40%	\$1,549,414	\$2,324,121
4	\$195,627	\$3,873,535	35%	\$1,355,737	\$2,517,798
5	\$195,627	\$3,873,535	30%	\$1,162,061	\$2,711,475
6	\$195,627	\$3,873,535	25%	\$968,384	\$2,905,151
7	\$195,627	\$3,873,535	20%	\$774,707	\$3,098,828
8	\$195,627	\$3,873,535	15%	\$581,030	\$3,292,505
9	\$195,627	\$3,873,535	10%	\$387,354	\$3,486,182
10	\$195,627	\$3,873,535	5%	\$193,677	\$3,679,858

¹⁶ Potential tax abatement obtained from a letter to the Greater Huntington Civic Group and Preserve Elwood Now from Anthony N. Manetta, CEO/Executive Director, Suffolk County IDA, dated June 6, 2013.

5.4 School District Fiscal Impacts

Since the proposed project is non-residential in nature, it will not generate additional school-aged children to the Elwood UFSD. However, and as presented in **Section 5.2** and **Table 11**, the proposed development will levy property taxes for the Elwood UFSD, without imposing additional costs resulting from an increased enrollment. The net revenue of approximately \$2.9 million per year could ease the district's need to tap into additional fund balances, reduce their financial burden, and could also help alleviate an increased burden on other taxpayers thought the district. All of these alternatives are most crucial during a time of fiscal and economic hardships throughout Long Island, New York State and the nation.

Should an IDA tax abatement agreement be realized, the first year (representing the highest abatement period) property taxes levied for the Elwood UFSD would total nearly \$1.40 million. This would represent an increase of nearly \$1.26 million over existing conditions.

6.0 ANTICIPATED ECONOMIC IMPACTS

For the purpose of this analysis, it is anticipated that construction of the Villadom development will commence in 2014. It is anticipated that stabilized operations will begin in 2017. Upon culmination of the construction period, Villadom will operate 486,380 SF of retail/commercial space, office space, library and a fitness center.

It is projected that the construction and operations of the Villadom development will contribute positively to the local economy. During the construction period, opportunities for employment will offer direct, indirect and induced benefits among businesses and households located throughout the region. During the operation of the development, long term jobs will also offer direct, indirect and induced benefits to the Town of Huntington, Suffolk County and the region as a whole. The new jobs created during both construction and operation of the development will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and household income throughout Suffolk County and the region.

A detailed analysis of direct, indirect and induced impacts (as defined in **Section 2.0**) generated during the construction period is outlined in **Section 6.1**. It is important to note that each of these impacts are temporary and are projected to occur only while the proposed development is being constructed. Economic impacts generated during operations; however, are permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations. A detailed analysis of direct, indirect and induced impacts during annual operations is described in **Section 6.2**.

6.1 Economic Impacts of Construction

During the construction period, *output* refers to the investment, or total costs associated with the construction of Villadom. The construction period is projected to represent a total of \$135 million in investment. This output includes construction and land development costs associated with the development of the proposed project.¹⁷ The \$135 million¹⁸ in direct output is projected to generate an indirect impact of over \$32.1 million, and an induced impact of over \$73.7 million, bringing the total economic impact on output to over \$240.8 million during the construction period.¹⁹ A summary of the top industries affected during the construction period, sorted by the total impact on output is provided in **Table 13**.

¹⁷ Construction costs provided by Syndicated Ventures, LLC in June 2013. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

¹⁸ For the purpose of this analysis, this figure and all other figures in this section reflect 2014 dollars, the year in which construction is assumed to commence.

¹⁹ According to IMPLAN, a multiplier of 1.682362 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand through the "Construction of new nonresidential commercial and health care structures" (IMPLAN Sector 34) in Suffolk County, New York.

Table 13
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 34: Construction of new nonresidential commercial and health care structures	\$135,000,000	750.0	\$81,000,000
IMPLAN Sector 361: Imputed rental activity for owner-occupied dwellings	\$9,322,585	0.0	\$0
IMPLAN Sector 369: Architectural, engineering, and related services	\$7,423,283	55.9	\$4,150,844
IMPLAN Sector 360: Real estate establishments	\$7,204,794	31.9	\$362,552
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$5,006,304	34.8	\$3,023,374

Source: Direct impact of output (construction costs) provided by Syndicated Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During the construction period, direct *employment* refers to the number of short-term jobs necessary to build the commercial development. It is projected that the construction period will necessitate 750.0 full time equivalent (FTE) employees. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of construction.

Direct employment creates additional opportunities for job creation throughout other sectors of the economy through expenditures derived from labor income and output. As such, the 750.0 FTE jobs created during the construction period will have an indirect impact of 194.3 FTE jobs and an induced impact of 511.7 FTE jobs in other industry sectors, bringing the total impact of construction to 1,455.9 FTE jobs during the construction period.²⁰ This job creation – direct, as well as indirect and induced – is most crucial during Long Island’s current economic state, and presents significant opportunities for the thousands of persons who are unemployed throughout the region. A summary of the top industries affected during the construction period, sorted by the total impact on employment is provided in **Table 15**.

²⁰ According to IMPLAN, a multiplier of 11.949758 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand through the “Construction of new nonresidential commercial and health care structures” (IMPLAN Sector 34) in Suffolk County, New York.

Table 14
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON EMPLOYMENT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 34: Construction of new nonresidential commercial and health care structures	\$135,000,000	750.0	\$81,000,000
IMPLAN Sector 413: Food services and drinking places	\$3,889,876	56.8	\$1,409,936
IMPLAN Sector 369: Architectural, engineering, and related services	\$7,423,283	55.9	\$4,150,844
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$5,006,304	34.8	\$3,023,374
IMPLAN Sector 360: Real estate establishments	\$7,204,794	31.9	\$362,552

Source: Direct impact of output (construction costs) provided by Syndicated Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During the construction period, direct *labor income* refer to the earnings, wages, or salary paid to each of the construction workers. Labor income typically comprises approximately 60% of the total cost of commercial construction; the remaining 40% represents the cost of construction materials.²¹ Assuming the payment of the area standard wage, and further assuming that wages remain constant (with the exception of a three [3] percent annual inflation adjustment) through the construction period, each of the construction workers will earn the projected average annual wage of \$64,800.²² This represents approximately \$108,000 per employee, and \$81.0 million in collective earnings among the 750.0 FTE employees over the construction period. This labor income is projected to have an indirect impact of over \$12.4 million and an induced impact of over \$25.5 million, bringing the total economic impact of the construction to over \$118.9 million in labor income.²³ A summary of the top industries affected during the construction period, sorted by the total impact on labor income is provided in **Table 15**.

²¹ Construction labor and materials estimates per architectural design group Hawkins, Webb, Jaeger, PLLC.

²² New York State Department of Labor's Occupational Employment Statistics Survey reports an average wage of \$61,080 among those employed within the construction and extraction occupations in the Long Island labor market as of the first quarter of 2012. For the purpose of this analysis, an additional annual inflation factor of three percent was applied to the average wage, to reflect wages during the construction period slated to begin in 2013.

²³ According to IMPLAN, a multiplier of 0.667728 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand through the "Construction of new nonresidential commercial and health care structures" (IMPLAN Sector 34) in Suffolk County, New York.

Table 15
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON LABOR INCOME

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 34: Construction of new nonresidential commercial and health care structures	\$135,000,000	750.0	\$81,000,000
IMPLAN Sector 369: Architectural, engineering, and related services	\$7,423,283	55.9	\$4,150,844
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$5,006,304	34.8	\$3,023,374
IMPLAN Sector 319: Wholesale trade businesses	\$4,781,500	26.6	\$2,380,038
IMPLAN Sector 397: Private hospitals	\$3,650,222	24.3	\$1,803,970

Source: Direct impact of output (construction costs) provided by Syndicated Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

A summary of the derivation of the collective economic benefits during the construction period is provided in **Table 16**.

Table 16
ECONOMIC IMPACTS OF CONSTRUCTION

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
<i>IMPLAN Sector 34: Construction of new nonresidential commercial and health care structures</i>			
Direct Impact	\$135,000,000	750.0	\$81,000,000
Indirect Impact	\$32,107,385	194.3	\$12,403,795
Induced Impact	\$73,747,836	511.7	\$25,506,292
Total Impact	\$240,855,221	1,455.9	\$118,910,087

Source: Direct impact of output (construction costs) provided by Syndicated Ventures, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

6.2 Economic Impacts of a Stabilized Year of Operations

For the purpose of this analysis, it is assumed that Villadom will begin the operational phase of development upon the completion of the construction period, anticipated to occur in late of 2017. For the purpose of this analysis, a stabilized year of operations is assumed to occur in 2017, at which time Villadom is assumed to be operating at full occupancy.²⁴

²⁴ Construction schedule provided by Syndicated Ventures, LLC in January 2013.

During operations, direct *output* refers to the total revenues derived from the annual operation of the Villadom development. This includes annual leases from tenants as well as sales revenues generated from the proposed development. As seen in **Table 17**, tenant leases are estimated at \$25 per square foot, per year.²⁵ For the purpose of this analysis, it is assumed that such leases will be generated by the commercial space, office space, library and fitness center. These annual leases amount to nearly \$12.2 million per year. In addition, annual sales revenues are estimated at \$360.14 per square foot of commercial and office space.²⁶ An additional \$701,433 is projected to be generated through the fitness center, as calculated by the IMPLAN software. For the purposes of this analysis the library is not anticipated to generate revenue. In total, sales revenues are projected to amount to over \$141.1 million. Combined, annual leases and sales revenues are anticipated to total over \$153.2 million in annual output, during a stabilized year of operations.

²⁵ For the purpose of this analysis, this figure and all other figures in this section reflect 2016 dollars, the year in which a stabilized year of operations is anticipated to commence.

²⁶ For the purpose of this analysis, the Villadom development is deemed a super community/community shopping center. A super community/community shopping center is defined by the International Council of Shopping Centers and the Urban Land Institute as one that is larger than a neighborhood center but with neither a traditional department store nor the trade area of a regional shopping center. It includes traditional community shopping centers, power centers, town centers, lifestyle centers, and outlet/off-price centers that meet these criteria. The average total floor space (GLA and all other floor area) of an average super community/community shopping center is about 192,700 square feet; with 80 percent of the centers between 109,195 and 376,200 square feet. According to the International Council of Shopping Centers and the Urban Land Institute, retailers within a given super community/community shopping center in the United States generated median sales of \$284.30 per square foot of gross leasable area (GLA) in 2008. For the purpose of this analysis, an additional annual inflation factor of three percent (3%) was applied to the median sales rate, to reflect sales to occur during a stabilized year of operations, slated to begin in 2016.

Table 17
PROJECTED ANNUAL OUTPUT

Type	Size	Estimated Leases/Sales	Projected Annual Revenue
Leases			
Commercial	240,880 SF	\$25.00/SF	\$6,022,000
Office	149,000 SF	\$25.00/SF	\$3,725,000
Fitness Center	90,000 SF	\$25.00/SF	\$2,250,000
Library	6,500	\$25.00/SF	\$162,500
<i>Sub-Total: All Uses</i>	<i>486,380 SF</i>	<i>\$25.00/SF</i>	<i>\$12,159,500</i>
Sales			
Commercial	240,880 SF	\$360.14/SF	\$86,751,182
Office	149,000 SF	\$360.14/SF	\$53,661,267
Fitness Center	90,000 SF	--	\$701,433
Library	6,500 SF	--	\$0
<i>Sub-Total: All Uses</i>	<i>486,380 SF</i>	<i>--</i>	<i>\$141,113,882</i>
Total: Leases and Sales	486,380 SF	--	\$153,273,382

Source: Data provided/confirmed by International Council of Shopping Centers/Urban Land Institute, Syndicated Ventures, LLC and IMPLAN software; Analysis by Nelson, Pope & Voorhis, LLC.

The direct operational revenues²⁷ are projected to generate an indirect impact of nearly \$25.9 million and an induced impact of over \$48.9 million per year. This additional output is generated through round-by-round sales made at various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial institutions, insurance companies, health and legal services providers, and other establishments in the region. The sum of the direct, indirect and induced impacts results in a total economic impact on output of nearly \$179.8 million during annual operations.²⁸ A

²⁷ The direct operational revenues include annual rental revenue from the commercial leases, as well as sales revenues. It is important to note however, that the effect of retail/wholesale margins must be taken into account when projecting the economic impact of sales occurring within retail establishments. Margins represent the difference between producer and purchaser prices, or the mark-up that each retailer applies to a given product over and above the cost to produce. For the purpose of this analysis, margins specific to retail establishments in Suffolk County, New York, were applied to the economic impact of over \$86.7 million in sales revenues occurring within the proposed commercial space. This results in a direct impact of retail sales equal to nearly \$37.8 million per year – representing the “profit” among retail establishments at Villadom. The difference between this figure and the annual sales revenues of \$86.7 million is attributed to the approximate cost to produce the retail items being purchased.

²⁸ According to IMPLAN, a multiplier of 1.744039 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Retail Stores – Miscellaneous” (IMPLAN Sector 330) in Suffolk County, New York; a multiplier of 1.204661 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Real estate establishments” (IMPLAN Sector 360) in Suffolk County, New York; a multiplier of 1.310082 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “All other miscellaneous professional, scientific, and technical services” (IMPLAN Sector 380) in Suffolk County, New York; a multiplier of 1.784097 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Fitness and recreational sports centers” (IMPLAN Sector

summary of the top industries affected during annual operations, sorted by the total impact on output is provided in **Table 18**.

Table 18
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 380: All other miscellaneous professional, scientific, and technical services	\$54,330,335	499.2	\$38,541,995
IMPLAN Sector 330: Retail Stores - Miscellaneous	\$37,789,342	437.8	\$15,464,881
IMPLAN Sector 360: Real estate establishments	\$20,562,087	33.7	\$407,433
IMPLAN Sector 361: Imputed rental activity for owner-occupied dwellings	\$5,508,814	0.0	\$0
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$3,506,190	21.9	\$2,019,878

Source: Direct impact of output (annual tenant leases) provided by Syndicated Ventures, LLC and (median sales revenues per square foot) International Council of Shopping Centers/Urban Land Institute and IMPLAN software; direct impact of labor income (employee wages) derived from New York State Department of Labor, Quarterly Census of Employment and Wages 2011 and Occupational Employment Statistics Survey 1Q 2012; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During operations, direct *employment* refers to the number of persons that are employed by the Villadom development, but not including those employees who will be contracted by the proposed project. It is estimated that the proposed project will generate 950.3 FTE employees²⁹ during annual operations. Such jobs are permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations.

It is important to note that the 950.3 FTE employees generated during annual operations does not include the jobs created through the leasing of space. For the purpose of this analysis, it is assumed that no new direct employment would be generated through the leasing of space.

The 950.3 FTE direct employment positions are projected to result in an indirect impact of 146.7 FTE jobs, and an induced impact of 321.8 FTE jobs throughout the region, bringing the total

407) in Suffolk County, New York; and a multiplier of 1.549462 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by "Other information services (IMPLAN Sector 353) in Suffolk County, New York.

²⁹ Job creation assumes an average ratio of 556 SF per employee for commercial use and 300 SF per employee for office space. Moreover, job creation assumes an average of 13.2 employees will be generated by the fitness center and 32.7 employees will be generated by the library, as determined by comparable facilities throughout Suffolk County.

economic impact of operational employment to 1,418.8 FTE jobs during annual operations.³⁰ A summary of the top industries affected during annual operations, sorted by the total impact on employment is provided in **Table 19**.

Table 19
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON EMPLOYMENT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 380: All other miscellaneous professional, scientific, and technical services	\$54,330,335	499.2	\$38,541,995
IMPLAN Sector 330: Retail Stores - Miscellaneous	\$37,789,342	437.8	\$15,464,881
IMPLAN Sector 413: Food services and drinking places	\$2,851,633	38.9	\$1,024,821
IMPLAN Sector 360: Real estate establishments	\$20,562,087	33.7	\$407,433
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$3,506,190	21.9	\$2,019,878

Source: Direct impact of output (annual tenant leases) provided by Syndicated Ventures, LLC and (median sales revenues per square foot) International Council of Shopping Centers/Urban Land Institute and IMPLAN software; direct impact of labor income (employee wages) derived from New York State Department of Labor, Quarterly Census of Employment and Wages 2011 and Occupational Employment Statistics Survey 1Q 2012; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During operations, direct *labor income* refers to annual wages, earnings or salary that is paid to the proposed development's 950.3 FTE employees. It is assumed that the salaries will collectively total over \$54.8 million per year, during annual operations at Villadom.³¹

³⁰ According to IMPLAN, a multiplier of 20.728827 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "Retail Stores – Miscellaneous" (IMPLAN Sector 330) in Suffolk County, New York; a multiplier of 6.427569 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "Real estate establishments" (IMPLAN Sector 360) in Suffolk County, New York; a multiplier of 6.980943 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "All other miscellaneous professional, scientific, and technical services" (IMPLAN Sector 380) in Suffolk County, New York; a multiplier of 28.912341 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "Fitness and recreational sports centers" (IMPLAN Sector 407) in Suffolk County, New York; and a multiplier of 13.698288 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by "Other information services" (IMPLAN Sector 353) in Suffolk County, New York.

³¹ New York State Department of Labor's Quarterly Census of Employment and Wages reports an average wage of \$30,511 among those employed within the retail trade industry and an average wage of \$66,849 among those employed within the professional and technical services industry in the Long Island labor market as of 2011. Moreover, New York State Department of Labor's Occupational Employment Statistics Survey reports a mean wage of \$40,970 among those employed within fitness trainers and aerobics instructor occupations, and a mean wage of

The \$54.8 million in direct labor income is projected to result in an indirect impact of nearly \$7.6 million and an induced impact of over \$17.0 million, bringing the total economic impact of labor income to over \$79.4 million during annual operations.³² A summary of the top industries affected during annual operations, sorted by the total impact on labor income is provided in Table 20.

Table 20
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON LABOR INCOME

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 380: All other miscellaneous professional, scientific, and technical services	\$54,330,335	499.2	\$38,541,995
IMPLAN Sector 330: Retail Stores - Miscellaneous	\$37,789,342	437.8	\$15,464,881
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$3,506,190	21.9	\$1,024,821
IMPLAN Sector 355: Nondepository credit intermediation and related activities	\$2,965,321	15.6	\$407,433
IMPLAN Sector 397: Private hospitals	\$2,528,192	15.3	\$2,019,878

Source: Direct impact of output (annual tenant leases) provided by Syndicated Ventures, LLC and (median sales revenues per square foot) International Council of Shopping Centers/Urban Land Institute and IMPLAN software; direct impact of labor income (employee wages) derived from New York State Department of Labor, Quarterly Census of Employment and Wages 2011 and Occupational Employment Statistics Survey 1Q 2012; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

\$72,470 among those employed within librarian occupations, \$28,800 among those employed in library technician occupations, and \$34,930 among those employed in all other education, training and library worker occupations (for the purpose of this analysis, an average of the three types of library-related occupations was assumed). For the purpose of this analysis, an additional annual inflation factor of three percent (3%) was applied to each average/mean wage, to reflect wages during annual operations, slated to begin in 2016.

³² According to IMPLAN, a multiplier of 0.653175 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Retail Stores – Miscellaneous” (IMPLAN Sector 330) in Suffolk County, New York; a multiplier of 0.117125 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Real estate establishments” (IMPLAN Sector 360) in Suffolk County, New York; a multiplier of 0.188517 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “All other miscellaneous professional, scientific, and technical services” (IMPLAN Sector 380) in Suffolk County, New York; a multiplier of 0.635936 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Fitness and recreational sports centers” (IMPLAN Sector 407) in Suffolk County, New York; and a multiplier of 0.518949 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Other information services” (IMPLAN Sector 353) in Suffolk County, New York.

A summary of the derivation of the collective economic benefits during a stabilized year of operations is provided in **Table 21**.

Table 21
ECONOMIC IMPACTS OF A STABILIZED YEAR OF OPERATIONS

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Impact	\$103,998,713	950.1	\$54,819,926
Indirect Impact	\$25,706,467	145.7	\$7,526,751
Induced Impact	\$48,902,632	321.5	\$17,022,471
Total Impact	\$178,607,812	1,417.20	\$79,369,149

Source: Data provided by Syndicated Ventures, LLC; International Council of Shopping Centers/Urban Land Institute; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

7.0 CONCLUSION

The proposed project will satisfy the need for a quality shopping center in an appropriate location in proximity to other complementary commercial sites on a regional transportation corridor. The design will incorporate a sustainable, pedestrian-friendly environment, in adherence to the principals of smart growth adopted by the Huntington Town Board. The Villadom development will provide opportunities for patrons to shop in an attractive environment while improving the accessibility and aesthetics of this portion of the Jericho Turnpike commercial corridor.

The 486,380 SF of commercial space, office space, library and a fitness center at the Villadom development will increase the distribution of tax ratables throughout the Elwood UFSD, the Town of Huntington and Suffolk County. Moreover, Villadom will generate immediate construction jobs as well as permanent employment opportunities for Town and area residents. Such fiscal and economic benefits are most crucial during the current economic state throughout Long Island, New York State and the nation as a whole.

The Villadom development is projected to create strong fiscal and economic activity through the provision of jobs and an improved tax base. As seen in **Section 5.0**, the proposed project will have a beneficial impact on local fiscal conditions through the increased distribution of tax ratables throughout the Elwood UFSD, the Town of Huntington and Suffolk County. At full build-out, the proposed development is projected to generate nearly \$4.1 million in annual property taxes, an increase of nearly \$3.9 million from what is levied under existing conditions. These annual property taxes will be distributed among all local taxing jurisdictions throughout the Town. Potential tax abatements are possible through an agreement with the Suffolk County IDA. However, even with tax abatements in place significant increases in tax revenues generated by the development would be realized.

Moreover, as described in **Section 6.0**, it is projected that the construction and annual operations of Villadom will contribute positively to the local economy. The proposed development will generate both immediate and permanent employment opportunities for the Town of Huntington and area residents. During the construction period, opportunities for employment will offer direct, indirect and induced benefits for residents of the Town of Huntington, as well as for those residing throughout the region. During the operation of the development, long term jobs will also offer direct, indirect and induced benefits to the Town of Huntington, Suffolk County and the region as a whole. The new jobs created during both construction and annual operations of the proposed development will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and household income. This job creation – direct, as well as indirect and induced – is most crucial during Long Island's current economic state, and presents significant opportunities for the thousands of persons who remain unemployed throughout the Town and the region.

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ATTACHMENT A
Nelson, Pope & Voorhis, LLC
Economic Qualifications

NELSON POPE & VOORHIS

ABOUT NELSON, POPE & VOORHIS...

*ENVIRONMENTAL
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CONSULTING*

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DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT*

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Nelson, Pope & Voorhis, LLC was formed in 1997 and has grown in capabilities and size since that time. The merging of Charles Voorhis & Associates (13 year history) with Nelson & Pope (a 50-year tradition in engineering and related services) created an environmental planning firm with a wealth of experience to bring to complex environmental problem solving, planning and feasibility, resource assessment and site investigations.

Nelson, Pope & Voorhis serves governmental and private sector clients in preparing creative solutions in the specialized area of complex environmental project management and land use planning and analysis.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and implementable solutions.

Nelson, Pope & Voorhis employees are recognized as experts in environmental, land use and planning issues and have provided consulting services to various municipalities. NP&V encourages continuing education through participation in conferences and seminars for all staff and holds regular training luncheons utilizing APA and other training packages.

Nelson, Pope & Voorhis has a capable staff of professionals, including planners and economic analysts, ecologists, hydrologists, wetlands specialists and environmental professionals. When integrated with technical staff of Nelson & Pope, the team is expanded to include civil, sanitary and transportation engineers and land surveyors.

Nelson, Pope & Voorhis would appreciate the opportunity to discuss how we can assist you in achieving your goals. We are committed to providing quality environmental, planning and consulting services to all clients. This statement of qualifications is an introduction to the many services we provide with a focus on municipal services; the following pages contain a more detailed presentation of services offered by Nelson, Pope & Voorhis, as well as a sampling of completed projects and key staff resumes.

Call us at (631) 427-5665. We welcome the opportunity to serve your environmental, planning and consulting needs.



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ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT*

*ENVIRONMENTAL SCIENCE
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*WETLAND PERMITTING
STORM WATER*

*MANAGEMENT PLANS
WATERFRONT & COASTAL
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Charles Voorhis is managing partner and is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP), having over 30 years of experience in environmental planning on Long Island and the New York area. Mr. Voorhis oversees the business in terms of management, marketing and expertise, provides expert testimony in hearings and court proceedings, and ensures that client needs are served to the best of the firm's ability.

The firm has significant expertise in applied use of the State Environmental Quality Review Act (SEQRA) with understanding of the practical and legal use of this law from both the private and municipal perspective. Staffing includes environmental professionals assembled to work together as a team with complementary expertise and interests. NP&V personnel maintain wildlife collection permits in New York State, and are active contributors to the Long Island Geographic Information System (GIS) user group meetings and publications.

The firm has developed a number of copyright protected computer models for environmental analysis in the areas of: wildlife and ecology; water budget analysis and groundwater impacts; economic and market analysis; and stormwater impact prediction. The reports and graphics generated for projects are high in quality and professionally prepared through the use of state-of-the-art technology in digital aerial photography, geocoding and mapping of site features using differential global positioning systems (GPS), AutoCAD analysis/mapping, ESRI geographic information systems (GIS) programs including ArcMap and 3D Analyst and Spatial Analyst, custom spreadsheet models for regional land use impact assessment, and related technological tools for advanced data management and word processing. The seamless integration of environmental and engineering services with Nelson & Pope is accomplished by direct communication and computer networking to ensure that projects are managed through the review process to the development stage.

NP&V features three divisions, created to better serve clients with high quality, innovative and responsive consulting



NELSON POPE & VOORHIS

THE THREE DIVISIONS OF NP&V...

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The division of **ENVIRONMENTAL & COMMUNITY PLANNING** specializes in comprehensive local and regional planning. Technology is key in today's planning field and NP&V continues to keep pace with the most current tools available for planning applications. Use of Geographic Information System (GIS) software, 3D Analyst, ArcScene and Spatial Analyst, as well as CommunityViz (3-D simulation and analysis software), architectural SketchUp (modeling software), AutoCAD, and planning and analysis software and spreadsheets, results in rapid, accurate and high quality data, analysis, illustration and reporting. This division conducts planning studies, revitalization plans, community development/public participation activities, and human resource analysis including noise, air, demographic, socio-economic and visual resource assessment (including 3D simulations, photo simulations and shadow studies). The division is directed by Kathryn Eiseman, AICP and includes planners, economic analysts and GIS specialists with environmental, planning and architectural backgrounds.

The division of **ENVIRONMENTAL RESOURCE & WETLANDS ASSESSMENT** provides quality services in the preparation of Environmental Impact Statements (EIS's), Environmental Assessments (EA's), planning and zoning law review and preparation, stormwater permitting and erosion control compliance, and wetland delineation, assessment, mitigation and permitting. This division is headed by Carrie O'Farrell, AICP and has a capable staff including environmental scientists, wetland ecologists and environmental professionals to ensure timely delivery of quality products.

The division of **PHASE I/II ASSESSMENTS & REMEDIATION** performs Phase I and II Environmental Site Assessments (ESA's), voluntary cleanup, brownfields cleanup, RI/FS and all aspects of site remediation and investigation. The division is headed by Steven McGinn, CEI a member of Nelson & Pope's environmental services branch for 13 years with significant experience in preparation of Phase I/II ESA's field investigations and remediation. This division includes a staff of hydrogeologists and environmental professionals and coordinates required field equipment and laboratory services. NP&V has performed large and small assessments and provides the fastest possible turnaround to meet due diligence periods and deadlines which are often a factor in real estate transactions. NP&V Phase I/II ESA services are known and accepted by lending institutions throughout the tri-state area. NP&V owns, maintains and operates GPR (Ground Penetrating Radar) and PowerProbe units to provide expanded services in site investigations. A description of NP&V qualifications and resumes of personnel proposed for the project and specific project experience is included in the



NELSON POPE & VOORHIS

SUMMARY OF SERVICES...

ENVIRONMENTAL PLANNING CONSULTING

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PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER
MANAGEMENT PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT
& WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

What we do at Nelson, Pope & Voorhis...

- **SEQRA Compliance and Environmental Analysis:** Environmental impact statements (EIS); assessment forms (EAF); ecological and wildlife studies; noise and air emission impact studies; and compliance with Federal, State & local environmental regulations & laws.
- **Municipal Planning:** Full environmental and planning review services for municipalities including site plan and subdivision review, zoning board review and SEQRA Administration.
- **Regional and Community Planning:** Conceptual site development planning; public outreach: visioning workshops and charrettes; development alternatives; zoning; site yield studies; build-out analysis; visual analysis (3-D modeling; photo simulations) and comprehensive regional and hamlet planning studies.
- **Feasibility and Due Diligence Assistance:** Comprehensive research into site development related issues affecting project implementation, timing and costs.
- **Economic Planning:** Fiscal and economic impact analyses, market analyses & feasibility studies, economic development strategies, niche market and branding planning, tax base analysis, housing incentives and programs and community development.
- **Grants Administration:** Preparation of federal and state funded municipal grant applications, project management; including the preparation of all reporting documents.
- **Environmental Site Assessment:** Phase I, II and III environmental site assessments; geophysical surveys; remedial investigation and feasibility studies; Brownfield investigations; voluntary cleanup program; oil spill closure; asbestos and lead testing and abatement.
- **Soil Borings & Subsurface Investigations:** Soil borings, Ground Penetrating Radar; groundwater investigations, modeling; and flow studies; monitoring well and piezometer installation.



NELSON POPE & VOORHIS

SUMMARY OF SERVICES...

ENVIRONMENTAL PLANNING CONSULTING

**MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER
MANAGEMENT PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
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- **STORM WATER MANAGEMENT PLANS (SWPPPS):** Design of management plans for storm water and erosion control compliance with latest Federal and State regulations; preparation and processing of NOI; and site compliance during construction...
- **WATERFRONT AND COASTAL ZONE PROJECTS:** Planning; permitting of waterfront improvement projects; water quality data management and studies; and docking facilities...
- **MAPPING:** Inventory of physical features; GIS mapping; data management and analysis; and ground penetrating radar for identification of subsurface conditions...
- **WATERSHED MANAGEMENT AND WATER SUPPLY:** Comprehensive regional watershed and water supply management and planning studies...
- **PERMITTING AND PROCESSING:** Preparation and processing of environmental applications for submittal; client representation before municipal agencies and departments and expert testimony for legal support and hearings...
- **Wetland Permitting:** Flagging and identification of fresh water and tidal wetlands; preparation of wetland permitting; and wetland restoration plans.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and feasible solutions.



ECONOMIC AND FISCAL IMPACT ANALYSIS, DEMOGRAPHIC AND COMMUNITY NEEDS ASSESSMENTS

ENVIRONMENTAL PLANNING CONSULTING

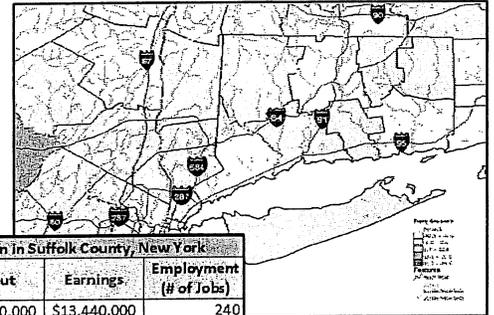
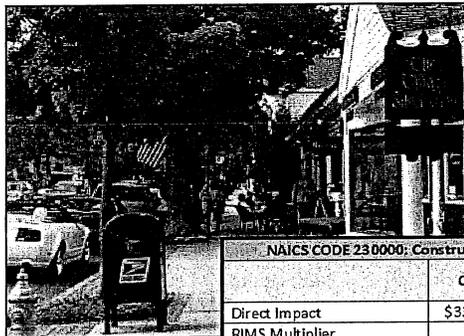
FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
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- FISCAL ANALYSIS
- ECONOMIC IMPACT ANALYSIS
- ECONOMIC DEVELOPMENT STRATEGIES
- MARKET POSITIONING & BRANDING
- MAIN STREET REVITALIZATION
- COMPREHENSIVE COMMUNITY NEEDS ASSESSMENTS
- SOCIOECONOMIC ANALYSIS
- DEMOGRAPHIC ANALYSIS
- TAX BASE ANALYSIS



NAICS CODE 230000: Construction in Suffolk County, New York			
	Output	Earnings	Employment (# of Jobs)
Direct Impact	\$33,600,000	\$13,440,000	240
RIMS Multiplier	1.9793	0.5803	14.0154
Indirect and Induced Impact	\$66,504,480	\$7,799,232	100
Total Impact	\$100,104,480	\$21,239,232	340

Many of our clients know of our quality services in tax revenue and demographic impact analysis including demographic and school district impact assessments. This expertise combined with our expert use of Geographic Information System (GIS) and census data has allowed NP&V to complete quality fiscal and economic impact studies since the company was formed in 1997.

Our fiscal impact analyses identify project benefits in terms of tax revenue projections and demand for community services from various providers. We have expanded our capabilities and recently, our economic impact analyses concentrate on an expanded quantification of project benefits including job generation during the construction and operation of development, projected salaries, consumer spending, sales tax generation from spending and other economic "ripple effect" benefits. It is critically important to understand the full benefits of economic development projects during difficult economic times.

NP&V has a track record of completed, successful and built projects involving fiscal impact analysis, demographic assessment, market studies and customized analyses of community service related impacts in nearly all Towns in Nassau and Suffolk Counties. NP&V's economic planning expertise can be integrated into economic development strategies, project feasibility, balancing of mixed-use project scenarios, community development and assistance programs and needs assessments. Please contact us for more information on how we can assist with the economic planning aspects of your development, re-development, revitalization or community needs assessment project.

MARKET ANALYSIS

ENVIRONMENTAL PLANNING CONSULTING

- FEASIBILITY & DUE DILIGENCE ASSISTANCE
- REGIONAL & SITE PLANNING
- ECONOMIC PLANNING
- ENVIRONMENTAL SITE ASSESSMENT
- ENVIRONMENTAL SCIENCE & ANALYSIS
- WETLAND PERMITTING
- STORM WATER MANAGEMENT PLANS
- WATERFRONT & COASTAL ZONE PROJECTS
- MAPPING
- WATERSHED MANAGEMENT & WATER SUPPLY
- PERMITTING & PROCESSING
- SUSTAINABILITY & LEED
- PROJECT PLANNING & SUPPORT

NELSON POPE & VOORHIS

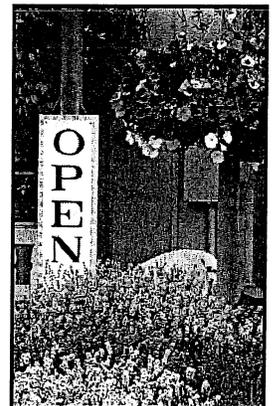
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NP&V is a professional environmental and planning firm with qualifications and expertise to prepare various types of residential and commercial market analyses and feasibility studies, and has a track record of such completed projects throughout Long Island.

In the preparation of a market analysis, NP&V strives to identify and quantify the need for a specific type of development – be it a shopping center, office space, a new residential subdivision or an assisted living community, among others – that can be accommodated at a given location. NP&V is able to analyze the relationship between the supply and demand and reveal whether or not a given development could be supported in a specified location. This is accomplished through the definition of a target market area, a critical evaluation of demographics, socioeconomic characteristics and consumer trends, and an analysis of existing and comparable developments.



Findings and recommendations of our market analyses are tailored to each community, and provide the facts necessary to determine the viability of a given project, attract specific types of businesses, and market projects to possible investors. As such, our market analyses have proven to be a valuable tool in the decision-making process – for both the public sector and private developers.

NICHE MARKET AND BRANDING PLAN & BUILD-OUT/TAX BASE ANALYSIS TOWN OF BROOKHAVEN

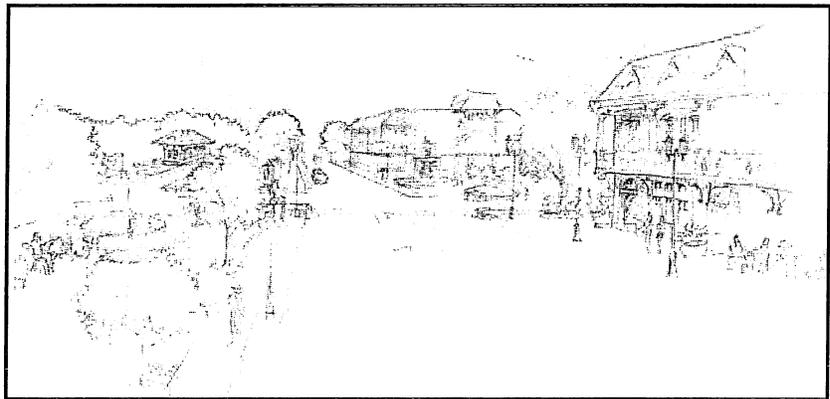
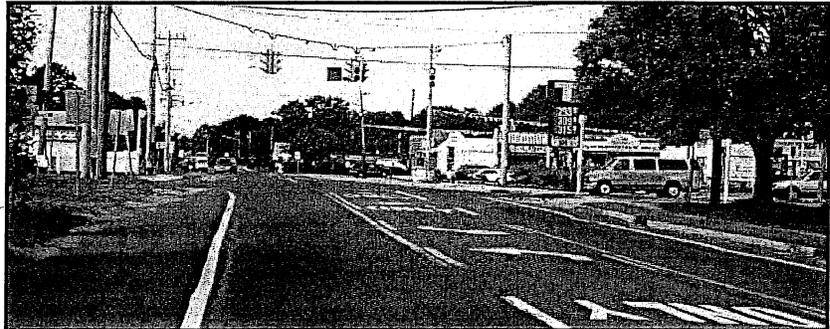
ENVIRONMENTAL PLANNING CONSULTING

*FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
GRANT PREPARATION &
ADMINISTRATION
ENVIRONMENTAL SITE
ASSESSMENT
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Nelson, Pope & Voorhis (NP&V) is working with the Town of Brookhaven on a niche market and branding plan for Greater Bellport community. The focus of this plan is to form a set of recommendations that outline the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NP&V recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for.

NP&V is also working with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NP&V is working on the creation of a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model will be used to test assumptions for future development and analyze various alternatives in an automated fashion, allowing for easily comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services, and may provide support for creating additional commercial tax base within the district. The project is underway, and is nearing completion.

ECONOMIC DEVELOPMENT CHAPTER OF THE COMPREHENSIVE PLAN UPDATE TOWN OF SOUTHOLD

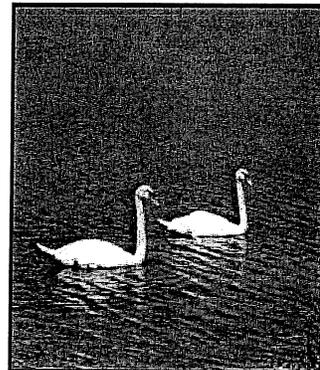
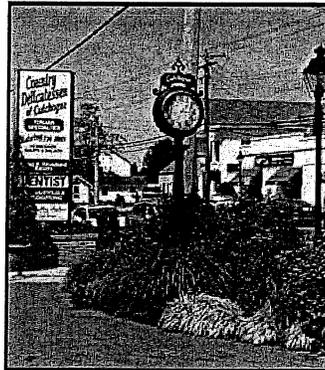
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In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. It is critical that these qualities be recognized, enhanced and protected. NP&V is currently working on the preparation of the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a spreadsheet model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning. This project is an update to a similar project completed for the Town in 2003.

RESUMES

Nelson, Pope & Voorhis

CHARLES J. VOORHIS, AICP, CEP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Certified Environmental Professional (CEP)
- American Institute of Certified Planners (AICP)
- Certified Environmental Inspector, Environmental Assessment Association
- US Coast Guard Master Steam and Auxiliary Sail Vessels

Experience:

- Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)
- Principal of Firm, Charles Voorhis & Associates, Inc.; Miller Place, New York (8/88-1/97)
- Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)
- Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)
- Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)
- Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)
- Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

Education:

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

Significant Professional Achievements:

- Lake Agawam Comprehensive Management Plan, 2008
- Southold TDR Planning Report and GEIS, 2008
- Suffolk County North Shore Embayments Watershed Management Plan, 2007
- Mt. Sinai Harbor Management Plan, 2006
- The Residences at North Hills, DEIS and FEIS, 2005-06
- Shelter Island Water Supply Study, 2005
- Town of Southold Comprehensive Implementation Strategy, 2003
- Lower Port Jefferson Harbor Action Plan, 2002
- Setauket Fire District Needs Analysis, 2001
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Old Orchard Woods, DEIS and FEIS, 2000
- Town of Smithtown Armory Park, DEIS, 2000
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- CVS @ Greenlawn, DEIS and FEIS, 1998
- Knightsbridge Gardens, DEIS and FEIS, 1997
- Camelot Village @ Huntington, DEIS, 1997
- Airport International Plaza, DEIS and FEIS, 1996
- Price Club @ New Rochelle, DEIS and FEIS, 1995
- Commack Campus Park @ Commack DEIS and FEIS, 1994
- Water Mill Shops @ Water Mill DEIS, 1993
- PJ Venture Wholesale Club @ Commack DEIS and FEIS, 1993
- Dowling College NAT Center DEIS and FEIS, 1992
- Final EIS Angel Shores @ Southold, 1991
- Town of Brookhaven Boat Mooring Plan, 1991
- Draft EIS Round Hill @ Old Westbury, 1990
- GEIS Commercial Rezonings on the Towns Own Motion, 1988
- Draft EIS St. Elsewhere @ Nesconset, 1989
- EQBA, Acquisition Study for Brookhaven Town, 1987
- Award for Environmentally Sensitive Land Design, Pine Barrens Review Comm., 1988
- Town of Brookhaven Land Use Plan, 1987
- Discussion of Hydrogeologic Zone Boundaries in the Vicinity of S. Yaphank, LI, NY, 1986
- Comprehensive Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Brookhaven, 1983

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- New York Water Pollution Control Association, Riverdale, New York
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Director, Port Jefferson, NY
- Boy Scouts of America, Trained Scoutmaster, Nathaniel Woodhull District, NY
- Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
- Environmental Conservation Board, Village of Port Jefferson, NY
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
- Brookhaven Conservation Advisory Council, Medford, NY

STEVEN J. MCGINN, CEI

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Licensed Asbestos Inspector
- OSHA 40 Hour HAZWOPER
- Certified Environmental Inspector, Environmental Assessment Association (CEI)
- Lead Based Paint Risk Assessor
- Radon Measurement Specialist

Experience:

- Partner/Division Manager, Nelson, Pope & Voorhis, LLC (July 2005 to Present)
- Senior Environmental Analyst, Nelson, Pope & Voorhis, LLC (January 1997 to July 2005)
- Environmental Analyst, Nelson & Pope, LLP (July 1989 to January 1997)
- Project Manager, Middleton Kontokosta & Associates (May 1988 to July 1989)
- Planning Aide, Town of Huntington Planning Department (January 1987 to May 1988)

Education:

- 8-Hour HAZWOPER Refresher Course
- 40-Hour Course Hazardous Materials Training
- Performing Phase I Environmental Inspections, Environmental Assessment Association, Sept. 1997
- Environmental Regulations Course, Executive Enterprises, June 1996
- Environmental Impact Statements, Cook College/Rutgers University, December 1994
- State University of New York at Cortland - Bachelor of Science in Geography, January 1986

Significant Professional Achievements:

- Village of Hempstead Urban Renewal Project - Phase I ESA
- Coram Plaza, Coram - Phase I, II & III ESA and Asbestos Survey
- 744 Clinton Street, Brooklyn - Phase I & II ESA
- Middle Island Country Club, Middle Island - Phase I & II ESA
- Tyrolean Auto Sport, Northport - Phase II & III ESA
- Long Island Children's Museum, Westbury - Phase I & II ESA
- 940 Bryant Avenue, Bronx - Phase I ESA
- 1345 Seneca Avenue, Bronx - Phase I ESA
- Red Roof Farms, Rye Brook - Phase I & II ESA
- Thomas Dodge Subaru, Port Jefferson - Phase I & II ESA
- 221 Skip Lane, Bay Shore - Phase I & II ESA
- 950 West Main Street, Riverhead - Phase I ESA
- Long Island Galleria/Price Club Plaza, Westbury - DEIS & FEIS
- Currans Road Development, Middle Island - DEIS & FEIS
- Timber Ridge at the Plains, Greenlawn - DEIS & FEIS
- Greene's Creek Marina, Sayville - DEIS
- Town of Brookhaven Marine Reconstruction Projects, Patchogue, Blue Point, Port Jefferson, Mount Sinai, - Tidal Wetland Permits
- Village of Lake Success, Lake Success - Land Use and Zoning Analyses

Professional Responsibilities:

- Division Manager for Phase I and Phase II Environmental Site Assessments, Site Remediation Coordination and Supervision, Lead-Based Paint sampling and Asbestos Surveys for lending institutions
- Author of numerous Phase I & II ESA reports, remediation & brownfield projects work plans, and closure reports in both draft and final formats for major large scale, high-profile projects.
- Other responsibilities include the preparation of various environmental, planning and zoning studies and the preparation of various state and federal applications such as: land use and zoning studies, noise and air quality assessments, feasibility studies, economic analyses, freshwater and tidal wetland permits, etc.
- Interaction with various Town, County, State and Federal officials, attorneys, developers, engineers, Town Boards, Planning Boards, and Zoning Boards of Appeals.

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- National Groundwater Association, Assoc. of Groundwater Scientists and Engineers

CARRIE O'FARRELL, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

- Partner/Division Manager of the Environmental Resource & Wetland Assessment Division, Nelson, Pope & Voorhis, LLC Melville, New York (3/2004 - present).
- Environmental Planner; Nelson, Pope & Voorhis, LLC, Melville, NY (10/2002 to 2/2004). Preparation of environmental assessments, environmental impact statements and various other land use and feasibility studies. Development of land use plans for town zoning and planning purposes, and coordinate reviews with various town and state officials. Preparation of freshwater & tidal wetlands permits & permit plans, NYSDEC Stormwater Pollution Prevention Plans and Stormwater General Permit filings.
- Consultant and Environmental Policy Analyst, Booz Allen Hamilton, Inc., Washington, D.C. (1999 to 2002). Provide program management, planning, on-site support, and data analysis for various federal agency environmental programs including U.S. Department of Energy, Federal Aviation Administration (FAA), and U.S. Department of Defense. Prepared policy recommendations, program information briefings, Congressional testimony, and various program support activities. Reviewed and prepared sections of environmental impact analyses, policy language, responses to public comments, press releases, and fact sheets; and coordinated interagency meetings and comment resolution between various federal offices.

Education:

- Bachelor of Science: University of Rochester, Environmental Science, May 1999

Significant Professional Achievements:

- Environmental Impact Statements (EIS): Lighthouse@Long Island, Kensington Estates, Woodbury; Roslyn Landing@Roslyn; Tiana Commons PDD, Town of Southampton; Glen Harbor Partners Town of N. Hempstead; The Residences @ North Hills, Village of North Hills; Lands End, Village of Sands Point; Korean Church of Long Island, Village of Lake Success; Sandy Hills, Town of Brookhaven;
- Draft Generic EIS and Mixed Use Planned Development District legislation: Gabreski Airport PDD; North Sea Mixed Use Development District, Southampton, NY.
- Planned Development District Master Plan & Planned Development District (PDD) Legislation: Gabreski Airport Master Plan, Town of Southampton; North Sea PDD, Town of Southampton; Poxabogue Golf Course PDD, Town of Southampton
- Expanded Part I & Part III Environmental Assessments: Parrish Art Museum, Town of Southampton; Cenacle Manor, Ronkonkoma; The Seasons at East Meadow; Laurel Hollow Subdivision; Greenport Marina, Greenport, NY; Engel Burman @ Plainview; Shaw Estates at Manorville
- DEC SPDES Phase II Permits & Municipal Compliance: Village of Poquott, Village of Port Jefferson, & Village of Bellport Stormwater Management Plans; Completion of DEC annual reports; completion of 75+ Stormwater Pollution Prevention Plans for Stormwater Discharges from Construction Activity (GP-08-001) for construction sites throughout Nassau & Suffolk Counties.
- Municipal Planning Studies: Mount Sinai Harbor Management Plan, Town of Brookhaven; NYSDOS Beaverdam Creek Watershed Management Plan; NYSDOS Barriers to Fish Passage in six South Shore Estuary Reserve Tributaries; Town of North Hempstead, North Sheets Creek Beach Shoreline & Park Improvements; Town of Shelter Island Water Supply Study; Village of Manorhaven Nature Preserve.
- Wetlands Permits & Feasibility Studies: Fire Island Pines Property Owner's Association, Brookhaven; Bedford Ponds, Bedford, NY; Kismet Walks, Town of Islip; Mooney Pond, Coram, Town of Brookhaven; Port Washington Yacht Club, Port Washington;
- Site plan/subdivision review: Town of Southampton, Town of Southold, & Village of Poquott.
- US Department of Energy Yucca Mountain Project Draft, Supplemental, and Final EIS. Conducted headquarters policy review, prepared draft language, and coordinated interagency comment/review of documents for nationwide NEPA project.
- U.S. Department of Energy Yucca Mountain Site Recommendation. Assisted in the development and review of U.S. Secretary of Energy's Yucca Mountain Site Recommendation Decision and Congressional approval.
- NYC CEQR Environmental Assessments: Briarwood Plaza Bell Boulevard Rezoning; Hatzolah of Boro Park
- NEPA Environmental Assessment: Heckscher Museum, Huntington, NY.

KATHRYN J. EISEMAN, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- American Institute of Certified Planners (AICP)

Experience:

- Partner/Division Manager of the Environmental & Community Planning Division, Nelson, Pope & Voorhis, LLC (Melville, NY) and Charles Voorhis & Associates, Inc. (Miller Place, NY) (7/93 to Present). Project management, preparation of planning studies, downtown revitalization plans, visual preference surveys and public workshop planning and facilitation, environmental impact statements, Geographic Information Systems analysis and mapping, air impact studies, air dispersion modeling (CAL3QHC), noise impact analysis and mitigation, conduct planning studies for land use compatibility/precedent, school and fiscal analysis, testimony at Planning Board meetings.
- Arlington Central School District; Poughkeepsie, NY. (9/91 - 6/93). Mathematics teacher, grade 7.
- Hyde Park Central School District; Hyde Park, NY. (9/89 - 6/91). Mathematics teacher, grades 7 and 8. Yearbook and Mathcounts Club advisor.

Education:

- State University of NY at Stony Brook, Masters Degree in Environmental and Waste Management, 12/96.
- State University of New York at New Paltz; New York (9/89- 6/93). Graduate studies in mathematics, education, computer science, environmental studies and liberal arts.
- Syracuse University; Syracuse, New York. Bachelors Degree. Dual Majors: Mathematics and Education, 5/88.
- Université de Grenoble; Grenoble, France. French language certificate program for foreign students, 5/84.

Significant Professional Achievements:

- Montauk Highway Corridor Study & Land Use Plan for Mastic and Shirley Phase II, 2009
- East Hampton Commercial Districts Study, 2009
- Oyster Bay LWRP, in progress
- Town of Brookhaven Athletic Fields Needs Assessment, in progress
- Planning Consultant to the Village of Southampton, ongoing
- Eastern Waterfront Community Vision & Revitalization Plan, 6/09
- Lake Ronkonkoma Clean Lakes Study Update, 7/08
- Suffolk County North Shore Embayments Watershed Management Plan, (Final), 11/07
- Syosset Downtown Redevelopment & Revitalization Plan, 9/05
- East Hills Architectural Review Board Planning Study, 1/05
- East Hills Residential Bulk Regulations Review & Study, 1/05
- Stormwater Outfall and Conveyance Inventory and Mitigation Plan for Town of Islip, 2003
- Mt. Sinai Harbor Shellfish Closure Area Investigation, Town of Brookhaven, 2/03
- Hicksville Fire District Mapping and Spatial Analysis, 2003.
- Visual Preference Survey, Port Jefferson Village, 6/02
- Setauket Fire District Needs Analysis, Setauket, New York, 2001
- Review of Past Water Quality Studies, Port Jefferson Village, 2000
- Stormwater Study, Inventory & Analysis of Stormwater Outfalls for the Town of Brookhaven South Shore Bays, 1996, West Meadow Creek, 2000, and Town of Islip, 2001

Professional Organizations, Certifications & Training:

- APA Metro Long Island Section Treasurer
- Boys & Girls Club of Bellport Advisory Council Member
- American Institute of Certified Planners since July 2000
- American Planning Association Member since 1997
- IAP2 Certificate Course in Public Participation, January 2004
- CommunityViz Scenario Constructor, SiteBuilder 3D™, Policy Simulator training, November 2002.
- Introduction to ArcView GIS, ESRI 16 hour course, 4/00
- Fundamentals of Dispersion Modeling and Computer Modeling Laboratory, June, 1998
- Rutgers University, Methodology of Delineating Wetlands, July 1987

NICOLE L. DELLAVECCHIA

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

Economic Analyst/Planner, Nelson, Pope & Voorhis, LLC (2009-Present)

- Completed fiscal impact analyses and economic impact analyses for planned development districts, as well as residential, commercial, recreational and mixed-use developments
- Prepared market analyses, feasibility studies, and needs assessments on small and large-scale shopping centers, mixed use developments, as well as residential developments, including independent senior living, assisted living facilities, continuing care retirement communities (CCRC) and other senior housing developments
- Completed property tax and sales tax analyses
- Prepared niche market/branding plans
- Conducted tax base, build-out, and zoning analyses
- Completed analyses to assess and quantify impacts to school districts and other local community service providers
- Involved with the preparation of SEQR review documents including Environmental Assessment Forms and Environmental Impact Statements
- Conducted demographic and socioeconomic analyses
- Prepared proposals and other marketing efforts

Urban Planner/Economic Analyst, Saratoga Associates, Saratoga Springs, NY (2006-2008)

- Completed comprehensive/master plans in urban, suburban and rural communities
- Conducted comprehensive community needs assessments, and demographic and socioeconomic analyses
- Heavily involved in economic development strategies, mall redevelopment, and tourism plans
- Prepared market analyses and feasibility studies, as well as fiscal and economic impact analyses on variety of uses
- Involved with the preparation of corridor management plans, environmental impact statements, brownfield and industrial park redevelopment plans, local waterfront revitalization programs, parking demand analyses
- Facilitated public participation, community visioning processes and public forums
- Created maps, images, graphics and other visuals for various plans and presentations
- Prepared and reviewed grants for federal, state and local funding sources

Significant Professional Achievements:

- Waterfront Market Analysis: *Town of Oyster Bay Eastern Waterfront Area (2011)*
- Commercial Market Analysis: *The Meadows at Yaphank PDD (2011), Mt. Sinai Village Centre (2011), Artist Lake Plaza (2010), Eastport Hamlet Centre (2009)*
- Residential Market Analysis: *The Uplands at St. Johnland CCRC (2011), Assisted Living Community in Speonk (2010)*
- School District Analysis: *Jefferson Meadows (2011), North Manor Estates (2011)*
- Comprehensive Master Plan: *Village of Poquott (2011), Town of Southold - Economic Development Chapter and Demographics Chapter (2011)*
- Niche Market and Branding Plan: *North Bellport Community (2011)*
- Fiscal Impact Analysis: *The Meadows at Yaphank PDD (2011), Mt. Sinai Village Centre (2011), New Frontier (2011), Eastport Hamlet Centre (2010), The Hamptons Club at Eastport (2009)*
- Economic Impact Analysis: *The Meadows at Yaphank PDD (2011), Mt. Sinai Village Centre (2011), New Frontier (2011), Assisted Living Community at East Northport (2009), The Hamptons Club at Eastport (2009)*
- Planning Analysis in Support of Use Variance: *Edwards Avenue Property, Calverton (2011)*
- Received formal training in the IMPLAN Economic Modeling System through the Minnesota Implan Group, 2009

Education:

- **Master of Urban Planning**
Specialization in International and Economic Development
State University of New York, University at Buffalo, 2006
- **Bachelor of Arts - Economics**
State University of New York, College at Geneseo, 2004
- **Bachelor of Arts - International Relations**
Specialization in Economic Development
State University of New York, College at Geneseo, 2004

Professional Organizations and Interests:

- American Planning Association, Member
- United States Green Building Council, Member
- State University of New York, College at Geneseo, Long Island Regional Alumni Committee, Member
- Ronald McDonald House of Long Island, Volunteer
- Special Olympics of New York, New York City Region and Long Island Region, Volunteer
- Alpha Phi Omega, Alumni

JOHN STALZER

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certifications

- 10-Hour OSHA Training– Construction Safety and Health
- 40-Hour HAZWOPER
- NYSDEC Certificate of Erosion and Sediment Control Training

Experience:

- Senior Environmental Scientist, Nelson, Pope & Voorhis, LLC- Melville, NY (November 2012-present). Duties include project management, preparation of environmental assessment forms (EAFS), expanded environmental assessment forms (EEAFs), environmental impact statements (EIS), market studies, fiscal & economic impact analyses.
- Environmental Manager, Hirani Engineering and Land Surveying, P.C., Jericho, NY (2007-July 2012). Preparation of environmental compliance plans, hazardous materials management plans, spill control and countermeasures plans, dust control plans, traffic and parking management plans, diesel emission mitigation plans, protection of archaeological, cultural and historical resources plans, waste management plans, stormwater pollution prevention plans. Oversaw environmental health and safety inspection personnel at DEP construction site. Prepare and oversee completion of Environmental Anticipatory Boring programs (Spec. 12R) for various NYCTA projects. Project manager for SPDES MS4 Storm Water Outfall Mapping for NYSDOT regions 8, 10 and 11.
- Sr. Environmental Scientist/Director of Environmental Planning, Holzmacher, McLendon & Murrell, P.C. Engineering firm, Melville, NY (1998-2007). Duties included management of environmental planning department including business development, resource administration and budget control. Oversight of remediation activities. Developed HASPs for hazardous materials investigation and remediation efforts. Prepared Environmental Impact Statements under SE-QRA for private and municipal clients. Completed several All-Hazard Mitigation Plans for towns and villages. Developed MS4 storm water management plans for several municipalities
- Project Manager/Environmental Scientist, SBE/BE&K Environmental/Teranext, Environmental Engineering Firm- New York, NY (1994-1998). Team manager for an EIS under NEPA for the construction of a gas fired power plant in Puerto Rico. Oversaw a fuel oil investigation and remedial design program for 35 NYCHA sites throughout the five boroughs in NYC. Performed Industrial Site Recovery Act (ISRA) investigations and reporting for sale of various heavy industry sites in New Jersey. Produced air quality and modeling for both stationary and mobile source emission sources, including EPA Title V emission reporting and compliance reports. Executed noise monitoring and modeling for various industrial sites as well as traffic generated noise analyses.
- Environmental Scientist, Ethan C. Eldon Associates, Inc. –Westbury, NY (1987-1994). Performed wetlands delineation, air quality studies, noise analyses and traffic studies. Prepared environmental impact analyses for economics, hazardous materials, neighborhood character, demographics, land use and zoning, archaeological and historical resources, aesthetics infrastructure impacts, threatened and endangered species evaluations, and impacts on community services

Education:

- Long Island University, Southampton, Environmental Biology, BS, 1983
- Long Island University, C.W. Post, Computer/Information Science, BPS, 1985
- Long Island University, C.W. Post, Graduate work in Environmental Economics

Significant Professional Achievements:

- Environmental Compliance Coordinator for construction contractor– MTA East Side Access
- GIS mapping of stormwater outfalls throughout southeast NYS-NYSDOT

Professional Organization Memberships:

- American Institute of Biological Science
- National Association of Environmental Professionals
- New York Academy of Science
- Who's Who in Science and Engineering

