

APPENDIX C

**FISCAL AND ECONOMIC IMPACT ANALYSIS AND
ASSESSMENT OF NEEDS AND BENEFITS**

Nelson, Pope & Voorhis, LLC

April 9, 2015

**FISCAL AND ECONOMIC IMPACT ANALYSIS AND
ASSESSMENT OF NEEDS AND BENEFITS**

Huntington Station Gateway Development

**Hamlet of Huntington Station, Town of Huntington
Suffolk County, New York**

NP&V No. 12019

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

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1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC (NP&V), has prepared this fiscal and economic impact analysis as part of the Draft Voluntary Environmental Impact Statement (Draft VEIS) for the redevelopment of a portion of the commercial corridor along New York State (NYS) Route 110/New York Avenue in Huntington Station, Town of Huntington, Suffolk County, New York. NP&V is a professional environmental and planning 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 Huntington Station Gateway Development (Proposed Project or Gateway Project) is a redevelopment planning initiative to implement both long-standing Town of Huntington (Town) planning actions and community efforts to revitalize this corridor to the more vibrant mixed use character it experienced for years prior to its decline. The Town identified the redevelopment and revitalization of Huntington Station as a goal in the Town Comprehensive Plan Update, then undertook a series of actions from 2011-2014 to select a Master Developer, collaborate with the Master Developer and the community, explore development strategies, and adopted modifications to the C-6 Overlay District Zoning for Huntington Station to facilitate redevelopment activities. The proposed project seeks to redevelop three (3) specific parcels of

land in a form that conforms to the Town and community vision as outlined in the Town Comprehensive Plan Update. The three (3) parcels of land are designated “Block 1”, “Block 4”, and “Block 7”, and total 7.36 acres in size.

Block 1 is located at the southwestern corner of the intersection of NYS Route 110/New York Avenue and Railroad Street, on the northern side of the Long Island Rail Road (LIRR) right-of-way. It is comprised of two (2) tax lots and part of a third; Block 1 is partially owned by the Town of Huntington and partially owned by New York State. This parcel is currently occupied by a paved surface parking lot for the use of LIRR passengers. The proposed project would redevelop this parcel with a four (4)-story, 140-room hotel (83,296 square feet [SF] total floor space) on the eastern half of the Block, and a 100,880 SF medical office building (100,000 SF of medical office with 880 SF of supporting retail) on the Block’s western half. This development will also include 581 parking spaces.

Block 4 is a narrow strip of land along the west side of NYS Route 110/New York Avenue, from Railroad Street northward to Church Street. It is comprised of two (2) tax lots, one (1) of which consists of the remainder of the NYS-owned tax lot of Block 1. This property is used for LIRR passenger parking (373 spaces). The proposed project would redevelop this property with a total of 49 artist residences, and an additional 2,300 SF of affiliated artist production space. Parking at the rear of the building (for residents) and surface stalls provide a total of 318 spaces.

Block 7 is comprised of ten (10) tax lots, of which nine (9) are privately owned, and one (1) lot (the northernmost, now-vacant) which is owned by the Town of Huntington. This site will be redeveloped with four (4) distinct uses in one (1) three (3)-story structure: 8,516 SF of retail space, 6,000 SF of combined specialty restaurant, fast/casual restaurant and pub/tavern space, 2,000 SF of office space on the first floor, and 68 apartments (34 studio and 34 one (1)-bedroom units) on the second and third floors. Primary parking for the site, accessed via NYS Route 110/New York Avenue provides 111 space structured parking garage (which includes 68 dedicated residential spaces), 8 surface spaces, and 21 on-street parking spaces. The existing auto parts store on Block 7S would remain, but the existing seven-space parking area is proposed to be reconfigured to provide a total of 24 spaces (18 which are proposed to be shared). An existing barber shop building and the Yankee Peddler/Shops at Suite Pieces building would remain, to be left undisturbed.

The proposed project is a redevelopment planning initiative to implement both long-standing Town of Huntington (Town) planning actions and community efforts to revitalize this corridor to the more vibrant mixed use character it experienced for years prior to its decline. The Town identified the redevelopment and revitalization of Huntington Station as a goal in the Town Comprehensive Plan Update, and the proposed project will provide a set of land uses that are appropriate and compatible with land uses in the vicinity along this portion of the NYS Route 110/New York Avenue commercial corridor, as well as with other properties in the vicinity. Moreover, the proposed project will create 117 new residences in close proximity to an established hamlet center, wherein necessary consumer shopping and services are readily available. The building designs and parcel layouts will establish a sense of place and provide a location for community interaction, by use of appropriate pedestrian amenities, attractive

architecture, outdoor community spaces and landscaping.

In addition, the proposed project will create strong economic activity by providing jobs and a solid tax base. Such economic impacts will greatly benefit local residents under the Community Benefit Agreement (CBA), which outlines the goal (penalties for non-adherence) that at least 25% of all jobs and contracting opportunities for these projects go to residents of the town, with priority consideration going to residents of Huntington Station. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout Huntington Station, 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 proposed project. **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 Huntington 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 project. 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 proposed project. **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 proposed project. 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 is a redevelopment planning initiative to implement both long-standing Town planning actions and community efforts to revitalize this corridor to the more vibrant mixed use character it experienced for years prior to its decline. The proposed project seeks to redevelop three (3) specific parcels of land in a form that conforms to Town and community vision as outlined in the Town Comprehensive Plan Update.

The proposed project will fulfill long-established Town and community goals for the Study Area, by helping to reestablish an appropriately-scaled, pedestrian-oriented mixed residential/commercial area, where such an area had existed in the past. It will provide a set of land uses that are appropriate and compatible with land uses in the vicinity along this portion of the NYS Route 110/New York Avenue commercial corridor, as well as with other properties in the vicinity. Moreover, the proposed project will create 117 new residences in close proximity to an established hamlet center, wherein necessary consumer shopping and services are readily available. The building designs and parcel layouts will establish a sense of place and a location for community interaction, by use of appropriate pedestrian amenities, attractive architecture, outdoor community spaces and landscaping.

The proposed project will increase the distribution of tax ratables throughout the Huntington UFSD, the Town of Huntington and Suffolk County. Moreover, the proposed project 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

- 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.
- The vast majority of assessed parcels in the Town of Huntington are residential properties, comprising 86.9% of the total number of parcels and 69.1% of the Town's tax base.
- The Town of Huntington created a near-balanced budget for the 2013-14 fiscal year, with budgeted expenditures of approximately \$185.2 million and anticipated revenues of approximately \$181.9 million, leaving an appropriated fund balance of \$4.3 million.
- Suffolk County created a 2013-14 budget with expenditures of over \$2.7 billion and revenues of over \$3.4 billion.
- The proposed project is located within the Huntington Union Free School District (UFSD). Despite a small decline over the past few years, the cumulative enrollment within the school district has increased by 235 students, or 5.7%, over the ten (10) years between 2003-04 and 2012-13.
- The Huntington UFSD passed a balanced budget for the 2014-15 academic year, with revenues and expenditures totaling \$117.6 million.
- When compared to rates over the past few years, unemployment has actually decreased substantially. While unemployment rates are not available for Huntington Station, as of June 2014, approximately 4,900 persons – 4.5% of the Town's labor force – are unemployed. It is important to note, however, that these data are not seasonally adjusted. Regardless, 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
- Workforce participation rates for the population aged 16 years and older, indicate fewer persons residing in Huntington Station (50% of the population aged 16 years and older) are employed when compared to residents of the Town of Huntington (60%) and Suffolk County (61%) on the whole.
- The Long Island Association indicates overall private sector employment growth of 1.3% between March 2013 and March 2014. The greatest job growth occurred in various industry sectors, including Trade, Transportation and Utilities; Education and Health Services; Other Services; Leisure and Hospitality; and Manufacturing. On the contrary, the largest job losses occurred within the following industries: Arts, Entertainment and Recreation; Professional, Scientific, and Technical Services; Finance and Insurance; and the Federal Government. Expectations for business activity going forward appear to be optimistic.
- The median price of newly sold homes has increased slightly throughout Long Island – by 1.8% in Nassau County and by 1.7% in Suffolk County between March 2013 and March 2014. However, it is important to note that it appears that there remains quite a difference in listing and selling prices, with sellers needing to reduce their prices to sell their homes. Moreover, both Nassau and Suffolk counties experienced a decline in total property sales over the past year. However, the Long Island Association anticipates a rebound in the housing market in the coming months, due to the greater selection of homes and continued low mortgage rates.

- Property owners residing in this part of the Town of Huntington are currently taxed at a rate of \$364.524 per \$100 of assessed valuation. These tax rates account for property taxes paid to Huntington UFSD, Library District, Suffolk County, Suffolk County Police Department, various Town funds, Metropolitan Transportation Authority (MTA), Huntington Manor Fire District, Huntington Ambulance District, and other local taxing jurisdictions. In addition, several properties within the study area generate taxes to the Refuse District, and/or the Huntington Station Business Improvement District (BID).
- The majority of the subject site (including both Block 1 and Block 4) is Town- and/or State-owned, and as such, is exempt from property taxes. Only Block 7 is mostly privately-owned and generates taxes under existing conditions.
- The subject site (Block 7 only, since Block 1 and Block 4 are exempt from property taxes) is assessed at \$30,850 (100% of the market valuation). Combined, this translates into a current generation of \$85,867 in property tax revenues.

General Impacts

- The proposed project would include 49 studio units to be located on Block 4, as well as 34 studio units and 34 one (1)-bedroom units to be located on Block 7, totaling 117 new residential units.
- It is projected that the proposed project will create 198 residents, which includes approximately 10 school-aged children. Given the unique nature of the proposed development, it is important to note that such housing statistics represent a conservative population projection, especially as it pertains to the number of school-aged children estimated to reside within a predominantly mixed-use, downtown setting in relatively smaller-sized studio and one (1)-bedroom units.

Anticipated Fiscal Impacts

- The proposed project 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 \$1.44 million in annual taxes. This represents a net increase of over \$1.36 million per year when compared to existing site conditions.
- Upon full build-out, the proposed project will levy over \$875,000 to the Huntington UFSD. This represents 60.4% of the total taxes projected to be generated by the site.
- The proposed project will levy over \$76,000, or 5.3% of the taxes, to the Library District.
- Over \$160,000, or 11.0% of the total tax revenues are projected to be distributed to Suffolk County, which includes the General Fund, the Police Department and Out of County Tuition.
- Approximately 6.4% of the tax revenue is projected to be levied to the Town of Huntington, which includes the Town/Part Town funds, Highway Tax and the Town-Wide Lighting District. These three (3) line items combine to over \$92,000 in projected tax revenues.
- The Huntington Manor Fire District is projected to levy \$38,467, or 2.7% of the total tax revenue generated by the proposed project.
- The balance of the current property tax revenues are projected to be apportioned to various other local taxing jurisdictions including New York State Real Property Tax Law, New York State MTA Tax, Open Space Bonds, Huntington Ambulance District and Huntington Sewer District.
- The ten (10) school-aged children are all assumed to be enrolled within public schools in the Huntington UFSD.
- It is projected that the ten (10) students will cost the Huntington UFSD approximately \$156,010 in annual expenditures.

- It is estimated that the school district will generate over \$875,000 in additional property taxes from the proposed project – fully covering (and providing a significant net surplus of revenue) the associated expenses incurred by the ten (10) students. This net revenue – over \$717,000 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 the Huntington UFSD, as well as 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.

**Table 1
SUMMARY OF KEY FISCAL FINDINGS**

Fiscal Parameter	Impact
Total Residents	198
<i>School-Aged Children</i>	<i>10</i>
Projected Total Tax Revenue: Proposed Project	\$1,449,772
<i>To Huntington UFSD</i>	<i>\$875,155</i>
<i>To Library District</i>	<i>\$76,727</i>
<i>To Suffolk County</i>	<i>\$160,176</i>
<i>To Town of Huntington</i>	<i>\$92,111</i>
<i>To Huntington Manor Fire District</i>	<i>\$38,467</i>
<i>To Other Local and Special Taxing Jurisdictions</i>	<i>\$207,135</i>

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

Anticipated Economic Impacts: Construction Period

- For the purpose of this analysis, it is anticipated that construction of the proposed project will commence in 2015, lasting five (5) years in duration over the course of two (2) phases. Phase 1 of the project is assumed to include the construction of Block 1, occurring over a period of three (3) years between 2015 and 2018. Moreover, Phase 2 of the project is assumed to include the construction of Blocks 4 and 7, occurring over a period of two (2) years, between 2018 and 2019. While some overlap in phasing may occur, it is anticipated that construction of the proposed project will be complete by the end of 2019.

Block 1

- The construction period of Block 1 is projected to represent a total of over \$76.4 million in investment. This direct output is projected to generate an indirect impact of over \$18.3 million, and an induced impact of over \$26.0 million, bringing the total economic impact on output to over \$120.8 million during the three (3)-year construction period of Block 1.

- It is projected that the Block 1 construction period will necessitate 237.0 full time equivalent (FTE) employees per year, over the course of three (3) years. Under the CBA, at least 25% of these jobs (totaling approximately 59.25 FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of construction, lasting three (3) years, for the purpose of this analysis.
- The 237.0 FTE jobs created during the three (3)-year construction period will have an indirect impact of 116.7 FTE employees and an induced impact of 198.5 FTE employees in other industry sectors, bringing the total impact of construction to 552.2 FTE jobs during the Block 1 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 \$64,622 per year, per employee. This represents approximately \$45.8 million in collective earnings among the 237.0 FTE construction employees. This labor income is projected to have an indirect impact of over \$7.6 million and an induced impact of over \$9.5 million, bringing the total economic impact of the construction to over \$63.0 million in labor income.

Block 4

- The construction period of Block 4 is projected to represent a total of over \$10.2 million in investment. This direct output is projected to generate an indirect impact of nearly \$3.2 million, and an induced impact of another \$3.2 million, bringing the total economic impact on output to over \$16.6 million during the Block 4 construction period.
- It is projected that the construction period of Block 4 will necessitate 36.0 full time equivalent (FTE) employees per year, over the two (2)-year construction period. Under the CBA, at least 25% of these jobs (totaling approximately nine [9] FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of Block 4 construction, lasting two (2) years for the purpose of this analysis.
- The 36.0 FTE jobs created during the construction period will have an indirect impact of 22.8 FTE employees and an induced impact of 22.6 FTE employees in other industry sectors, bringing the total impact of Block 4 construction to 81.4 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 \$70,614 per year, per employee. This represents approximately \$5.1 million in collective earnings among the 36.0 FTE construction employees. This labor income is projected to have an indirect impact of over \$1.3 million and an induced impact of over \$1.1 million, bringing the total economic impact of the construction to over \$7.6 million in labor income.

Block 7

- The construction period of Block 7 is projected to represent a total of nearly \$14.0 million in investment. This direct output is projected to generate an indirect impact of over \$4.0 million, and an induced impact of nearly \$4.5 million, bringing the total economic impact on output to over \$22.5 million during the Block 7 construction period.

- It is projected that the construction period of Block 7 will necessitate 52.0 full time equivalent (FTE) employees per year, over the two (2)-year construction period. Under the CBA, at least 25% of these jobs (totaling approximately 13 FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of Block 7 construction, lasting two (2) years for the purpose of this analysis.
- The 52.0 FTE jobs created during the Block 7 construction period will have an indirect impact of 27.6 FTE employees and an induced impact of 32.0 FTE employees in other industry sectors, bringing the total impact of Block 7 construction to 111.6 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 \$70,614 per year, per employee. This represents approximately \$7.4 million in collective earnings among the 52.0 FTE construction employees. This labor income is projected to have an indirect impact of over \$1.7 million and an induced impact of over \$1.6 million, bringing the total economic impact of the construction to nearly \$10.8 million in labor income.

Anticipated Economic Impacts: Annual Operations

- For the purpose of this analysis, it is assumed that the proposed project will begin the operational phase of development upon the completion of the construction period, anticipated to occur by the end of 2019. For the purpose of this analysis, a stabilized year of operations is assumed to occur in 2020.
- The proposed project is projected to generate over \$50.7 million in annual operational revenues, stemming from annual rental income as well as annual sales revenues for each project component.
- The direct operational revenues are projected to generate an indirect impact of over \$9.8 million and an induced impact of over \$8.5 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 \$66.7 million during annual operations.
- The proposed project is anticipated to generate 301.7 FTE employees during annual operations. Under the CBA, at least 25% of these jobs (totaling approximately 75.43 FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station.
- The 301.7 FTE direct employment positions are projected to result in an indirect impact of 62.7 FTE jobs, and an induced impact of 57.9 FTE jobs throughout the region, bringing the total economic impact of operational employment to 422.2 FTE jobs during annual operations.
- The 301.7 FTE employees are anticipated to earn a total of approximately \$13.5 million in collective labor income. This direct labor income is projected to result in an indirect impact of over \$3.7 million and an induced impact of nearly \$3.1 million, bringing the total economic impact of labor income to over \$20.3 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>			
<i>Block 1</i>			
Direct Impact	\$76,433,040	237.0	\$45,859,826
Indirect Impact	\$18,365,775	116.7	\$7,612,579
Induced Impact	\$26,043,621	198.5	\$9,553,881
Total Impact	\$120,842,437	552.2	\$63,026,286
<i>Block 4</i>			
Direct Impact	\$10,265,670	36.0	\$5,132,835
Indirect Impact	\$3,199,725	22.8	\$1,356,717
Induced Impact	\$3,185,721	22.6	\$1,158,959
Total Impact	\$16,651,116	81.4	\$7,648,511
<i>Block 7</i>			
Direct Impact	\$13,985,400	52.0	\$7,447,298
Indirect Impact	\$4,064,481	27.6	\$1,710,877
Induced Impact	\$4,496,427	32.0	\$1,635,788
Total Impact	\$22,546,308	111.6	\$10,793,963
<i>Total: Proposed Project*</i>			
Direct Impact	\$100,684,110	325.0	\$58,439,959
Indirect Impact	\$25,629,981	167.1	\$10,680,173
Induced Impact	\$33,725,769	253.1	\$12,348,628
Total Impact	\$160,039,861	745.2	\$81,468,760
<i>Economic Impact of a Stabilized Year of Operations**</i>			
<i>Block 1</i>			
Direct Impact	\$42,910,654	254.7	\$12,006,381
Indirect Impact	\$8,921,265	57.0	\$3,401,319
Induced Impact	\$7,606,256	51.6	\$2,751,141
Total Impact	\$59,438,175	363.3	\$18,158,841
<i>Block 4</i>			
Direct Impact	\$912,504	4.8	\$246,485
Indirect Impact	\$143,691	0.8	\$47,331
Induced Impact	\$145,114	1.0	\$52,487
Total Impact	\$1,201,309	6.6	\$346,302
<i>Block 7</i>			
Direct Impact	\$4,437,439	42.2	\$1,298,870
Indirect Impact	\$806,506	4.8	\$282,004
Induced Impact	\$780,689	5.3	\$282,369
Total Impact	\$6,024,634	52.3	\$1,863,244
<i>Total: Proposed Project</i>			
Direct Impact	\$48,278,107	301.7	\$13,551,737
Indirect Impact	\$9,874,166	62.7	\$3,731,534
Induced Impact	\$8,532,492	57.9	\$3,086,153
Total Impact	\$66,684,764	422.2	\$20,369,424

Source: Data provided by Renaissance Downtowns LLC; Analysis by NP&V, LLC, via IMPLAN software.

Notes: * For the purpose of this analysis, it is anticipated that construction of the proposed project will commence in 2015, lasting five (5) years in duration over the course of two (2) phases. Phase 1 of the project is assumed to include the construction of Block 1, occurring over a period of three (3) years between 2015 and 2018. Moreover, Phase 2 of the project is assumed to include the construction of Blocks 4 and 7, occurring over a period of two (2) years, between 2018 and 2019. It is important to note that some overlap in phasing may occur.

** It is important to note when the IMPLAN model is split into block-specific economic models, the direct, indirect and induced impacts of output, employment and labor income during a stabilized year of operations may not add up to the impacts of the proposed project on the whole. This can be attributed to the effect of retail/wholesale margins and the rounding of numbers that occur when such margins are applied to the direct output (sales revenues) occurring within retail establishments located in both Block 1 and Block 7.

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 project.

Renaissance Downtowns LLC supplied information regarding the proposed unit mix, construction costs, construction/phasing schedule, estimated rental rates/room rates and other sources of income generated by each use.

Huntington UFSD provides data pertaining to the budget, enrollment trends, education costs and other pertinent information to the school district.

The Town of Huntington and Suffolk County provides information regarding approved budgets and current tax rates for the 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 proposed project.

New York State Education Department provides historical enrollment data specific to the Huntington UFSD. This information allows for an analysis of how the development may affect the school district's enrollment.

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 the proposed project.

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 project. In addition, the Quarterly Census of Employment and Wages was used to estimate the wages earned among various industries in the Long Island region. These wages were assumed for each of the employees during the annual operations of the proposed project.

United States Census Bureau provides the latest population counts and other pertinent demographic data for the Town of Huntington and Suffolk County.

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 project. 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.¹ This large residential component is verified with land use classification data.² 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 5.6% 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: 2013

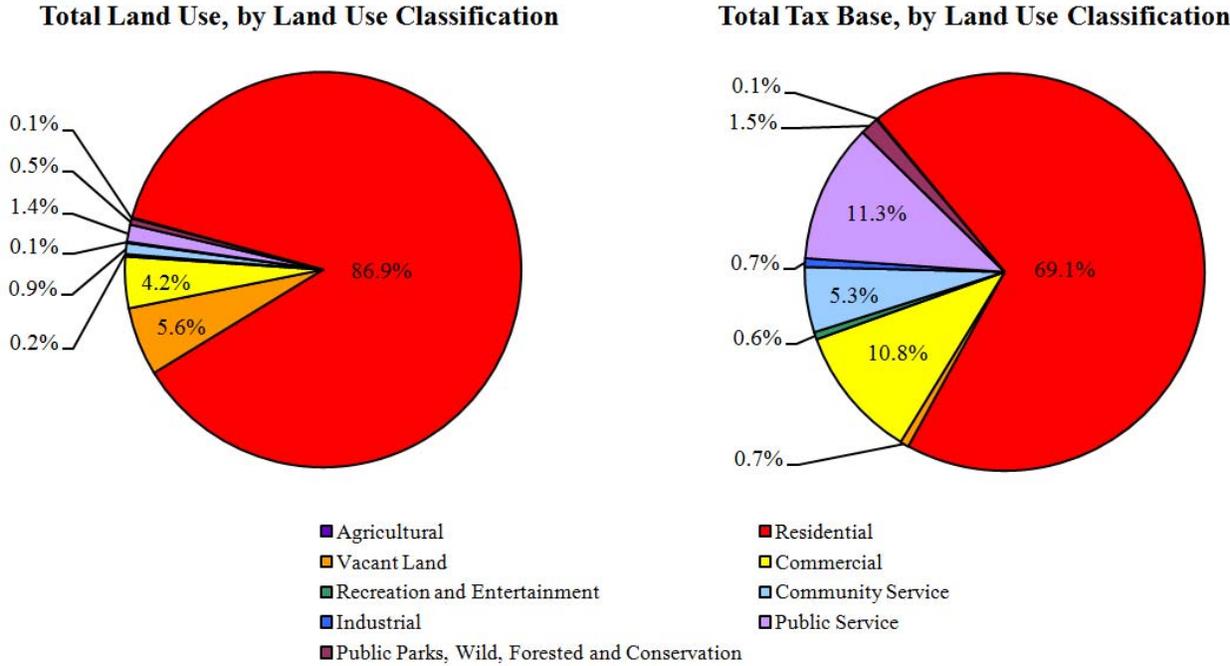
Land Use Classification	Number of Parcels	Percent of Total Land Use	Assessed Valuation	Percent of Total Tax Base
Agricultural Properties	57	0.1%	\$345,795	0.1%
Residential Properties	63,245	86.9%	\$255,996,551	69.1%
Vacant Land	4,103	5.6%	\$2,509,631	0.7%
Commercial Properties	3,037	4.2%	\$39,948,181	10.8%
Recreation and Entertainment Properties	145	0.2%	\$2,275,775	0.6%
Community Service Properties	652	0.9%	\$19,463,867	5.3%
Industrial Properties	96	0.1%	\$2,687,980	0.7%
Public Service Properties	1,044	1.4%	\$41,774,887	11.3%
Public Parks, Wild, Forested and Conservation Properties	380	0.5%	\$5,612,343	1.5%
TOTAL: ALL PROPERTIES	72,759	100.0%	\$370,615,010	100.0%

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

¹ 2010 Decennial Census via the U.S. Census Bureau.

² New York State Office of Real Property Services, 2013 Annual Assessment Rolls, 2013 Parcel Counts by Individual Property Class Code.

Chart 1
LAND USE AND TAX BASE COMPOSITION, TOWN OF HUNTINGTON: 2013
 Source: New York State Office of Real Property Services; Analysis by Nelson, Pope & Voorhis, LLC



The Town of Huntington created a near-balanced budget for the 2013-14 fiscal year, with budgeted expenditures of approximately \$185.2 million and anticipated revenues of approximately \$180.9 million, leaving an appropriated fund balance of \$4.3 million. The Town’s budget is comprised of thirteen (13) major funds. These include the General Fund, the Highway Fund, the Consolidated Refuse Fund, the Part Town fund, the Business Improvement District fund, the Fire Protection fund, the Street Lighting fund, the Commack Ambulance fund, the Huntington Community Ambulance fund, the Huntington Sewer fund, the Centerport Sewer fund, the Waste Water Disposal fund, and the Dix Hills Water District fund.³

Suffolk County created a 2013-14 budget with expenditures of over \$2.7 billion and revenues of over \$3.4 billion. This budget includes 53 funds, with the major operating funds being the General Fund and the Police District Fund.⁴

³ Town of Huntington, 2014 Adopted Budget.
⁴ Recommended Operating Budget: Narrative and Appropriations, County of Suffolk, New York, Volume No. 1, 2014.

**Table 4
MUNICIPAL BUDGETS: FISCAL YEAR 2013-14**

	Town of Huntington	Suffolk County
Total Expenditures	\$185,253,796	\$2,756,284,724
Total Revenues	\$185,253,796	\$3,470,272,120

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

A closer examination of the audited and reported 2012⁵ fiscal year financial data for the Town of Huntington and Suffolk County reveals the actual revenues and expenditures that occurred. In fiscal year 2012, the Town of Huntington expended approximately \$211.6 million. The two (2) largest categories of the Town’s budget were employee benefits – which comprised 17.4% of the total budget – and sanitation – which accounted for 16.7% of the budget. Less than one (1%) percent of the budget was allocated to education, health, and social services during the year.⁶

The Town levied approximately \$214.3 million in revenues in fiscal year 2012. 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 \$115.0 million and levied roughly 53.6% of the Town’s revenues, and charges for services levied over \$42.3 million, comprising 19.8% of Town revenues. In fiscal year 2012, the Town of Huntington experienced a surplus of over \$2.7 million. Nevertheless, the Town is indebted over \$112.7 million.⁷

In fiscal year 2012, 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 \$686.5 million, and comprised 20.0% of the County budget. Likewise, approximately \$597.5 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 only 2.8% of the budget.⁸

During the same year, the County levied nearly \$3.3 billion in revenues. The largest source of income levied by the County was sales and use tax, which accounted for approximately \$1.2 billion or 36.6% of total County revenues. Real property taxes and assessments levied \$566.9 million and comprised 17.3% of annual revenues. The \$144.6 million deficit will contribute to the County’s debt, which exceeded \$2.2 billion as of the end of the 2012 fiscal year.⁹

⁵ As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

⁶ New York State Office of the State Comptroller, 2012 Report on Financial Data for Local Governments.

⁷ New York State Office of the State Comptroller, 2012 Report on Financial Data for Local Governments.

⁸ New York State Office of the State Comptroller, 2012 Report on Financial Data for Local Governments.

⁹ New York State Office of the State Comptroller, 2012 Report on Financial Data for Local Governments.

Table 5
ACTUAL MUNICIPAL EXPENDITURES AND REVENUES: FISCAL YEAR 2012

	Town of Huntington	Percent of Town Budget	Suffolk County	Percent of County Budget
Total Expenditures	\$211,592,147	100.0%	\$3,427,952,028	100.0%
General Government	\$27,110,434	12.8%	\$301,455,833	8.8%
Education	\$0	0.0%	\$208,241,279	6.1%
Public Safety	\$27,075,774	12.8%	\$686,568,330	20.0%
Health	\$867,103	0.4%	\$170,642,655	5.0%
Transportation	\$27,792,750	13.1%	\$167,782,894	4.9%
Social Services	\$93,032	< 0.1%	\$597,547,312	17.4%
Economic Development	\$1,409,128	0.7%	\$38,643,150	1.1%
Culture and Recreation	\$13,564,210	6.4%	\$28,575,285	0.8%
Community Services	\$3,246,540	1.5%	\$22,470,620	0.7%
Utilities	\$15,780,485	7.5%	\$4,591,681	0.1%
Sanitation	\$35,372,454	16.7%	\$82,877,240	2.4%
Employee Benefits	\$36,732,435	17.4%	\$572,651,651	16.7%
Debt Service	\$17,012,774	8.0%	\$167,643,821	4.9%
Other Uses	\$5,535,028	2.6%	\$378,260,277	11.0%
Total Revenues	\$214,355,870	100.0%	\$3,283,336,761	100.0%
Real Property Taxes and Assessments	\$114,982,478	53.6%	\$566,966,640	17.3%
Other Real Property Tax Items	\$360,646	0.2%	\$47,152,295	1.4%
Sales and Use Tax	\$144,701	0.1%	\$1,200,861,256	36.6%
Other Non Property Taxes	\$3,788,185	1.8%	\$17,474,664	0.5%
Charges for Services	\$42,368,596	19.8%	\$205,726,826	6.3%
Charges to Other Governments	\$232,123	0.1%	\$15,000,567	0.5%
Use and Sale of Property	\$5,288,104	2.5%	\$21,758,034	0.7%
Other Local Revenues	\$3,484,062	1.6%	\$66,304,892	2.0%
State Aid	\$13,482,704	6.3%	\$291,300,980	8.9%
Federal Aid	\$17,089,243	8.0%	\$295,457,783	9.0%
Proceeds of Debt	\$7,600,000	3.5%	\$153,014,960	4.7%
Other Sources	\$5,535,028	2.6%	\$402,317,864	12.3%
Total Indebtedness	\$112,712,845	--	\$2,265,488,472	--

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

4.2 School District Fiscal Conditions

The proposed project is located within the Huntington UFSD. The district is comprised of eight (8) schools: Flower Hill School, Washington School, Jefferson School, and Southdown School serve students in Kindergarten through fourth grade; Jack Abrams Stem Magnet School serves students in fourth through sixth grade; Woodhull Intermediate School serves those students in fifth and sixth grade; J Taylor Finley Middle School serves students in seventh and eighth grade, and Huntington High School serves those students enrolled in ninth through twelfth grade. As

seen in **Table 6** and **Chart 2**, and despite a small decline over the past few years, the cumulative enrollment within the school district has increased by 235 students, or 5.7%, over the ten (10) years between 2003-04 and 2012-13. As such, and according to correspondence received from the Huntington UFSD Superintendent of Schools, the majority of the school district's buildings are operating at close to capacity, particularly at the primary level.¹⁰

¹⁰ Polansky, James W., Superintendent of Schools, Huntington UFSD. November 20, 2014.

Table 6
ENROLLMENT TRENDS: HUNTINGTON UFSD

Name of School	Academic Year								
	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Flower Hill School*	337	322	355	320	376	396	380	458	426
Washington School*	340	332	304	330	350	381	395	470	462
Jefferson School*	382	377	388	374	363	350	358	425	424
Southdown School*	383	405	401	390	368	343	361	451	440
Jack Abrams Stem Magnet School	492	509	494	490	490	516	518	N/A	N/A
Woodhull Intermediate School**	475	466	490	520	503	512	523	677	654
J Taylor Finley Middle School	665	661	634	637	668	660	668	696	693
Huntington High School***	1,057	1,131	1,175	1,167	1,176	1,175	1,242	1,281	1,257
Total: All schools in District	4,131	4,203	4,241	4,228	4,294	4,333	4,445	4,458	4,356

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

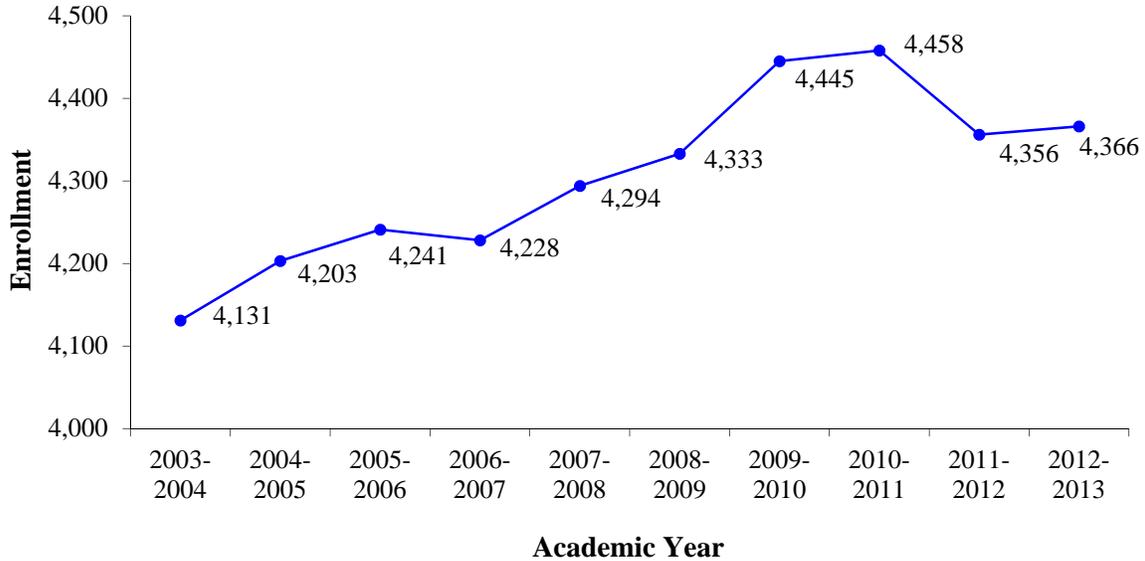
* It is important to note that these schools experienced grade restructuring (K-3 to K-4) and a subsequent shift in enrollment during the 2010-11 academic year.

** It is important to note that this school experienced grade restructuring (4-6 to 5-6) and a subsequent shift in enrollment during the 2009-10 academic year.

*** It is important to note that this school experienced grade restructuring (9-12 to 8-12) and a subsequent shift in enrollment during the 2008-09 academic year, and then again in the 2011-12 academic year (8-12 back to 9-12).

Chart 2
ENROLLMENT TRENDS

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



As seen in **Table 7**, the Huntington UFSD passed a balanced budget for the 2014-15 academic year, with revenues and expenditures totaling \$117.6 million. Similar to municipal budgets, school district budgets are projected to be balanced. A closer examination of the audited and reported 2013¹¹ Huntington UFSD financial data reveals that the district generated approximately \$117.8 million. Of this, over \$85.6 million was levied through property taxes and assessments, and over \$12.7 million from state aid. In 2013, expenditures nearly equaled revenues, at approximately \$112.6 million. This included over \$71.8 million for education expenses and over \$25.6 million for employee benefits. The school district witnessed a \$5.2 million surplus in 2013; nevertheless, the district is indebted over \$3.9 million.¹²

According to the correspondence received from the Huntington UFSD Superintendent of Schools, expenditures averaged \$15,601 per student.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 New York State Office of the State Comptroller, 2013 Report on Financial Data for Local Governments.

¹³ Polansky, James W., Superintendent of Schools, Huntington UFSD. Letter dated November 20, 2014.

Table 7
SCHOOL DISTRICT BUDGET

	2013 Actual	2014-15 Adopted
Total Expenditures	\$112,581,414	\$117,614,370
Total Revenues	\$117,834,847	\$117,614,370

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

4.3 Unemployment Trends

While unemployment rates are not available for Huntington Station, 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. According to New York State Department of Labor, and as evidenced in **Table 8** and **Chart 3**, unemployment rates in the Town of Huntington have increased substantially, essentially doubling between 2007 and 2010. This rate had decreased over the past few years, with the latest estimates (from June 2014) suggesting that approximately 4,900 persons – 4.5% of the Town’s labor force – are unemployed. It is important to note, however, that this data is not seasonally adjusted. Nevertheless, such trends in the Town of Huntington 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.

Table 8
UNEMPLOYMENT TRENDS

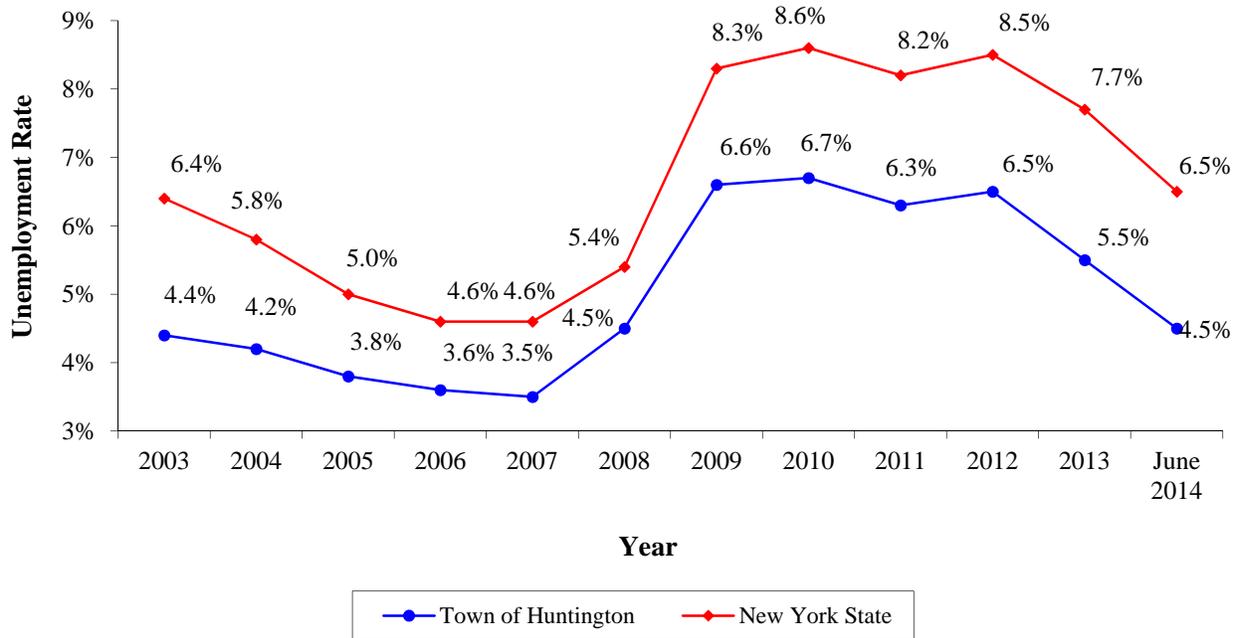
Year	Town of Huntington		Suffolk County		Long Island		New York State	
	Percent	Number	Percent	Number	Percent	Number	Percent	Number
2003	4.4%	--	4.8%	--	4.8%	--	6.4%	--
2004	4.2%	--	4.7%	--	4.6%	--	5.8%	--
2005	3.8%	--	4.2%	--	4.2%	--	5.0%	--
2006	3.6%	--	4.0%	--	3.9%	--	4.6%	--
2007	3.5%	--	3.9%	--	3.8%	--	4.6%	--
2008	4.5%	--	5.0%	--	4.9%	--	5.4%	--
2009	6.6%	--	7.4%	--	7.2%	--	8.3%	--
2010	6.7%	--	7.6%	--	7.4%	--	8.6%	--
2011	6.3%	--	7.4%	--	7.1%	--	8.2%	--
2012	6.5%	--	7.6%	--	7.3%	--	8.5%	--
2013	5.5%	--	6.4%	--	6.2%	--	7.7%	--
June 2014	4.5%	4,900	5.0%	39,700	4.9%	73,700	6.5%	627,200

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

Workforce participation rates for the population aged 16 years and older, indicate fewer persons residing in Huntington Station (50% of the population aged 16 years and older) are employed when compared to residents of the Town of Huntington (60%) and Suffolk County (61%) on the whole.¹⁴

Chart 3
UNEMPLOYMENT TRENDS

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



It is important to note that such economic conditions facing the Town of Huntington and the Long Island region are temporary. The Long Island Association indicates overall private sector employment growth of 1.3% between March 2013 and March 2014. The greatest job growth occurred in various industry sectors, including Trade, Transportation and Utilities; Education and Health Services; Other Services; Leisure and Hospitality; and Manufacturing. On the contrary, the largest job losses occurred within the following industries: Arts, Entertainment and Recreation; Professional, Scientific, and Technical Services; Finance and Insurance; and the Federal Government. Expectations for business activity going forward appear to be optimistic.¹⁵

The median price of newly sold homes has increased slightly throughout Long Island – by 1.8% in Nassau County and by 1.7% in Suffolk County between March 2013 and March 2014. However, it is important to note that it appears that there remains quite a difference in listing and

¹⁴ 2012 American Community Survey, via U.S. Census Bureau.

¹⁵ Long Island Association, “LIA Monthly Economic Report,” May, 2014.

selling prices, with sellers needing to reduce their prices to sell their homes. Moreover, both Nassau and Suffolk counties experienced a decline in total property sales over the past year. However, the Long Island Association anticipates a rebound in the housing market in the coming months, due to the greater selection of homes and continued low mortgage rates.¹⁶

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 currently¹⁷ taxed at a rate of \$364.524 per \$100 of assessed valuation. These tax rates account for property taxes paid to Huntington UFSD, Library District, Suffolk County, Suffolk County Police Department, various Town funds, Metropolitan Transportation Authority, Huntington Manor Fire District, Huntington Ambulance District and other local taxing jurisdictions. In addition, several properties within the study area generate taxes to the Refuse District, and/or the Huntington Station Business Improvement District (BID).

The majority of the subject site (including both Block 1 and Block 4) is Town- and/or State-owned, and as such, is exempt from property taxes. Only Block 7 is mostly privately-owned and generates taxes under existing conditions. According to the Town of Huntington Assessor's Office, the tax parcels that comprises the study area are assessed at \$30,850 (100% of the market valuation). This translates into a current generation of \$85,867 in property tax revenues. Of this, \$49,722 or 57.9% of the total taxes generated by the site are distributed to the Huntington UFSD, and \$4,456 or 5.2% of the taxes are allocated to the Library District. An additional \$9,303 or 10.8% of the total tax revenues are distributed to Suffolk County, which includes the General Fund, the Police Department, and Out of County Tuition. Approximately 6.2% of the tax revenue is levied to the Town of Huntington, which includes the Town/Part Town funds, Highway Tax and the Town-Wide Lighting District. These three (3) line items combine to total \$5,350 in revenues. The Huntington Manor Fire District levies \$2,234, or 2.6% 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**.

¹⁶ Long Island Association, "LIA Monthly Economic Report," May, 2014.

¹⁷ The Town of Huntington's fiscal year is between December 1, 2013 and November 31, 2014.

Table 9
EXISTING TAX REVENUES: STUDY AREA

Taxing Jurisdiction	Current Tax Rate (per \$100 Assessed Valuation)	Current Tax Revenue	Percent of Total Tax Revenue
Huntington UFSD	220.045	\$49,722	57.9%
Huntington Library District	19.292	\$4,456	5.2%
Suffolk County	2.843	\$657	0.8%
Suffolk County Police District	36.577	\$8,449	9.8%
Out of County Tuition	0.854	\$197	0.2%
Town/Part Town	12.093	\$2,793	3.3%
Highway Tax	9.938	\$2,296	2.7%
Town-Wide Lighting District	1.129	\$261	0.3%
New York State Real Property Tax Law	4.065	\$939	1.1%
New York State MTA Tax	0.157	\$36	< 0.1%
Huntington Station BID*	4.043*	\$834	1.0%
Open Space Bonds	0.456	\$105	0.1%
Refuse District*	385.268*	\$3,036	3.5%
Huntington Manor Fire District	9.672	\$2,234	2.6%
Huntington Ambulance District	2.964	\$685	0.8%
Huntington Sewer District	44.439	\$9,166	10.7%
TOTAL: ALL TAXING JURISDICTIONS	364.524	\$85,867	100.0%

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

Note: * It is important to note that these taxing jurisdictions are not applicable to all properties located within the Study Area.

A detailed breakdown of the existing taxes generated by each of the blocks within the Study Area is illustrated in **Table 10**. It is important to note that all parcels located in Block 1 and Block 4 are exempt from property taxes; all tax revenue generated under existing conditions occurs through the parcels that comprise Block 7.

Table 10
EXISTING TAX REVENUES: BREAKDOWN OF STUDY AREA

Taxing Jurisdiction	Current Tax Revenue: Block 1	Current Tax Revenue: Block 4	Current Tax Revenue: Block 7
Huntington UFSD	\$0	\$0	\$49,722
Huntington Library District	\$0	\$0	\$4,456
Suffolk County	\$0	\$0	\$657
Suffolk County Police District	\$0	\$0	\$8,449
Out of County Tuition	\$0	\$0	\$197
Town/Part Town	\$0	\$0	\$2,793
Highway Tax	\$0	\$0	\$2,296
Town-Wide Lighting District	\$0	\$0	\$261
New York State Real Property Tax Law	\$0	\$0	\$939
New York State MTA Tax	\$0	\$0	\$36
Huntington Station BID*	--	--	\$834
Open Space Bonds	\$0	\$0	\$105
Refuse District*	\$0	\$0	\$3,036
Huntington Manor Fire District	\$0	\$0	\$2,234
Huntington Ambulance District	\$0	\$0	\$685
Huntington Sewer District	\$0	\$0	\$9,166
TOTAL: ALL TAXING JURISDICTIONS	\$0	\$0	\$85,867

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

Note: * It is important to note that these taxing jurisdictions are not applicable to all properties located within the Study Area.

5.0 ANTICIPATED FISCAL IMPACTS

5.1 Population Impacts

An analysis of new housing occupancy estimates allows for the determination of the population that would likely reside within the proposed redevelopment of the corridor. The proposed project will include 49 studio units to be located on Block 4, as well as 34 studio units and 34 one (1)-bedroom units to be located on Block 7. For the purpose of this analysis, and since residential multipliers are not available for studio units, one (1)-bedroom multipliers were assumed for all studio units. According to residential demographic multipliers published by the Center for Urban Policy Research at Rutgers University, a one (1)-bedroom, renter-occupied residence with five (5) or more units, with rent valued at greater than \$1,000 per month and located in New York State will generate approximately 1.67 persons. Of this housing occupancy, it is estimated that approximately 0.08 persons per unit will be school-aged children. This is outlined in **Table 11**.

Given these assumptions and the proposed unit mix, it is projected that the proposed project will create 198 residents, which includes approximately ten (10) school-aged children. Given the unique nature of the proposed development, it is important to note that such housing statistics represent a conservative population projection, especially as it pertains to the number of school-aged children estimated to reside within a predominantly mixed-use, downtown setting in relatively smaller-sized studio and one (1)-bedroom units.

Table 11
PROJECTED IMPACT ON POPULATION

	Block 4	Block 7		Total: Proposed Project
	Studio Units	Studio Units	1-BR Units	
Number of Units	49	34	34	117
Average Infants/Toddlers per Household	0.08	0.08	0.08	--
Average School-Aged Children per Household	0.08	0.08	0.08	--
Average Adults per Household	1.51	1.51	1.51	--
Projected New Residents	82	58	58	198
Infants/Toddlers	4	3	3	10
School-Age Children	4	3	3	10
Adults	74	52	52	178

Source: Center for Urban Policy Research at Rutgers University; Project data provided by Renaissance Downtowns LLC; Analysis by Nelson, Pope & Voorhis, LLC.

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 development and operation of the proposed project.

For the purpose of this analysis, projected taxes were based on a combination of approaches, including an estimate based on the income-approach method, as well as a review and assessment of comparable properties specific to the type of use proposed for the redevelopment project. For office space (in both Block 1 and Block 7), taxes were projected at \$6.50 per square foot, based upon an analysis of comparable medical/professional offices located in the vicinity of the proposed project, and adjusted to allow for a conservative analysis.

For the hotel component (in Block 1 only), taxes were projected at \$2,300 per room, which was based on an average of several other nearby comparable hotel properties in the vicinity of the proposed project. Likewise, for the residential component (in both Block 4 and Block 7), taxes were projected at \$3,000 per unit, as determined by the estimated gross annual rent (between \$2.00 and \$2.20 per square foot, per month), less 5% in vacancies, 20% in expenses and a capitalization rate of 0.10. This was confirmed by an analysis of several comparable rental properties located in the vicinity of the proposed project.

The projected taxes specific to the retail component (in both Block 1 and Block 7) was based upon an average of several other nearby comparable properties in the vicinity of the proposed project, and estimated at \$7.00 per square foot of retail space. Lastly, the projected taxes specific to the restaurant/fast-food/drinking place space (in Block 7 only; it is important to note that the restaurant space located within the hotel was factored into the hotel assessment in Block 1) was based upon estimated gross annual rent (\$2.20 per square foot, per month), less a 20% expense ratio and a capitalization rate of 0.10. This was confirmed by an analysis of comparable restaurants located in the vicinity of the proposed project, and estimated at \$8.00 per square foot of space.

The tax revenue projections presented in this analysis provide an estimate based upon current tax rates and assessed valuations for the various uses proposed within the development; however, it is noted that other tax related considerations such as a payment in lieu of tax (PILOT) agreement and/or other tax-based incentives could apply to one or more uses within the development.

The projected taxes for all uses included in the proposed project are shown in **Table 12**.

Table 12
PROJECTED TAXES

Type of Use	Tax Rate (per SF/Unit)	Size (SF/Number of Units)	Projected Taxes
<i>Block 1</i>			
Office	\$6.50/SF	100,000 SF	\$650,000
Retail	\$7.00/SF	880 SF	\$6,160
Hotel	\$2,300/room	140 rooms	\$322,000
<i>Block 4</i>			
Artist Residence/Production Space	\$3,000/unit	49 units	\$147,000
<i>Block 7</i>			
Residential	\$3,000/unit	68 units	\$204,000
Retail	\$7.00/SF	8,516 SF	\$59,612
Restaurant/Fast-Food/Drinking Place	\$8.00/SF	6,000 SF	\$48,000
Office	\$6.50/SF	2,000 SF	\$13,000
<i>Total: Proposed Project</i>			<i>\$1,449,772</i>

Source: Data provided by Renaissance Downtowns LLC; Analysis by Nelson, Pope & Voorhis, LLC.

Table 13 shows the taxes and revenue distribution that are projected to be levied from full build-out of the proposed project. The information provided in the table was derived from the current tax rates provided by the Town of Huntington Receiver of Taxes, as well as the total projected taxes calculated for the proposed project 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.

The proposed project 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 \$1.44 million in annual taxes. This represents a net increase of over \$1.36 million per year when compared to existing site conditions. Of this, over \$875,000, or 60.4%¹⁸ of the total taxes projected to be generated by the site, would be distributed to the Huntington UFSD, and over \$76,000, or 5.3% of the taxes, would be allocated to the Library District. Over \$160,000, or 11.0% of the total tax revenues, are projected to be distributed to Suffolk County, which includes the General Fund, the Police Department, and Out

¹⁸ For the purpose of this analysis, and in an effort to present a conservative estimate on the tax projection since not all parcels/land uses are subject to such taxes, it was assumed that the proposed project would not levy taxes to the Refuse District or the Huntington Station BID. As such, the percentage of the distribution of total tax revenue has shifted slightly from those shown under existing conditions (from 57.9% to 60.4% to the school district, for example). It is important to note, however, that the final assessment and levy will be determined by the sole assessor at the time of occupancy.

of County Tuition. Approximately 6.4% of the tax revenue is projected to be levied to the Town of Huntington, which includes the Town/Part Town funds, Highway Tax and the Town-Wide Lighting District. These three (3) line items combine to total nearly \$92,000 in projected tax revenues. The Huntington Manor Fire District is projected to levy \$38,467, or 2.7% of the total tax revenue generated by the proposed project. The balance of the current property tax revenues are projected to be apportioned to various other local taxing jurisdictions including New York State Real Property Tax Law, New York State MTA Tax, Open Space Bonds, Huntington Ambulance District and Huntington Sewer District.

**Table 13
ANTICIPATED TAX REVENUE GENERATION**

Taxing Jurisdiction	Current Tax Revenue	Projected Tax Revenue	Increase in Tax Revenue	Percent of Total Tax Revenue
Huntington UFSD	\$49,722	\$875,155	\$825,433	60.4%
Huntington Library District	\$4,456	\$76,727	\$72,271	5.3%
Suffolk County	\$657	\$11,307	\$10,650	0.8%
Suffolk County Police District	\$8,449	\$145,473	\$137,023	10.0%
Out of County Tuition	\$197	\$3,396	\$3,199	0.2%
Town/Part Town	\$2,793	\$48,096	\$45,302	3.3%
Highway Tax	\$2,296	\$39,525	\$37,229	2.7%
Town-Wide Lighting District	\$261	\$4,490	\$4,229	0.3%
New York State Real Property Tax Law	\$939	\$16,167	\$15,228	1.1%
New York State MTA Tax	\$36	\$624	\$588	0.0%
Huntington Station BID*	\$834	--	--	--
Open Space Bonds	\$105	\$1,814	\$1,708	0.1%
Refuse District*	\$3,036	--	--	--
Huntington Manor Fire District	\$2,234	\$38,467	\$36,233	2.7%
Huntington Ambulance District	\$685	\$11,788	\$11,104	0.8%
Huntington Sewer District	\$9,166	\$176,741	\$167,576	12.2%
TOTAL: ALL TAXING JURISDICTIONS	\$85,867	\$1,449,772	\$1,363,905	100.0%

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

Note: * For the purpose of this analysis, and in an effort to present a conservative estimate on the tax projection, it was assumed that the proposed project would not levy taxes to these taxing jurisdictions. It is important to note, however, that the final assessment and levy will be determined by the sole assessor at the time of occupancy.

A detailed breakdown of the taxes projected to be generated by each of the blocks within the Study Area is illustrated in **Table 14**.

Table 14
ANTICIPATED TAX REVENUE GENERATION: BREAKDOWN OF STUDY AREA

Taxing Jurisdiction	Projected Tax Revenue: Block 1	Projected Tax Revenue: Block 4	Projected Tax Revenue: Block 7
Huntington UFSD	\$590,467	\$88,737	\$195,952
Huntington Library District	\$51,768	\$7,780	\$17,180
Suffolk County	\$7,629	\$1,146	\$2,532
Suffolk County Police District	\$98,150	\$14,750	\$32,572
Out of County Tuition	\$2,292	\$344	\$760
Town/Part Town	\$32,450	\$4,877	\$10,769
Highway Tax	\$26,668	\$4,008	\$8,850
Town-Wide Lighting District	\$3,030	\$455	\$1,005
New York State Real Property Tax Law	\$10,908	\$1,639	\$3,620
New York State MTA Tax	\$421	\$63	\$140
Huntington Station BID*	--	--	--
Open Space Bonds	\$1,224	\$184	\$406
Refuse District*	--	--	--
Huntington Manor Fire District	\$25,954	\$3,900	\$8,613
Huntington Ambulance District	\$7,954	\$1,195	\$2,639
Huntington Sewer District	\$119,247	\$17,921	\$39,573
TOTAL: ALL TAXING JURISDICTIONS	\$978,160	\$147,000	\$324,612

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

Note: * For the purpose of this analysis, and in an effort to present a conservative estimate on the tax projection, it was assumed that the proposed project would not levy taxes to these taxing jurisdictions. It is important to note, however, that the final assessment and levy will be determined by the sole assessor at the time of occupancy.

5.3 School District Fiscal Impacts

As seen in **Section 5.1**, it is projected that the proposed project will create 198 residents, which includes ten (10) school-aged children. Given the unique nature of the proposed development, it is important to note that such housing statistics represent a conservative population projection, especially as it pertains to the number of school-aged children estimated to reside within a predominantly mixed-use, downtown setting in relatively smaller-sized studio and one (1)-bedroom units.¹⁹

For the purpose of this analysis, it is assumed that all ten (10) students will attend public schools within the Huntington UFSD. As illustrated in **Section 4.2**, and according to correspondence received from the Huntington UFSD Superintendent of Schools, the per-pupil expenditure is approximately \$15,601. For lack of any other statistics to use as a basis for projection, it is

¹⁹ In addition, as noted in Section 5.1; since residential multipliers are not available for studio units, one (1)-bedroom multipliers were assumed for all studio units. This further increases the conservative nature of this projection.

assumed that this will remain constant with the proposed project. When applied to the estimated ten (10) school-aged children, it is estimated that such students will cost the school district approximately \$156,010 in annual expenditures. However, as seen in **Table 15** (and also detailed in **Section 5.2**), it is estimated that the school district will generate over \$825,000 in additional property taxes from the proposed project – fully covering (and providing a significant net surplus of revenue) the associated expenses incurred by the ten (10) students. This net revenue – over \$717,000 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 the Huntington UFSD, as well as throughout Long Island, New York State and the nation.

**Table 15
FISCAL IMPACT ON SCHOOL DISTRICT**

Parameter	Impact on School District
Number of Additional Students	10
Expenditure per Pupil	\$15,601
Additional Expenditures	\$156,010
Projected Tax Revenue	\$875,155
Net Additional Revenue	\$717,466

6.0 ANTICIPATED ECONOMIC IMPACTS

For the purpose of this analysis, it is anticipated that construction of the proposed project will commence in 2015, lasting five (5) years in duration over the course of two (2) phases. Phase 1 of the project is assumed to include the construction of Block 1, occurring over a period of three (3) years between 2015 and 2018. Moreover, Phase 2 of the project is assumed to include the construction of Blocks 4 and 7, occurring over a period of two (2) years, between 2018 and 2019. While some overlap in phasing may occur, it is anticipated that construction of the proposed project will be complete by the end of 2019.²⁰

It is projected that the construction and operations of the proposed project 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 Huntington Station, 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.

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 project is being constructed. Economic impacts generated during operations; however, are permanent and ongoing 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

6.1.1 Economic Impacts of Construction: Block 1

During the construction period, *output* refers to the investment, or total costs associated with the construction of the proposed project. The construction period of Block 1 is projected to represent a total of over \$76.4 million in investment. This output includes all construction and land development costs associated with the development of Block 1, and assumes construction costs of \$415/SF for both the office and the hotel and associated components.²¹

²⁰ Construction schedule provided by Renaissance Downtowns LLC, in July 2014.

²¹ Construction costs provided by Renaissance Downtowns LLC, in July 2014 and confirmed in October 2014. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

The \$76.4 million²² in direct output is projected to generate an indirect impact of over \$18.3 million, and an induced impact of over \$26.0 million, bringing the total economic impact on output to over \$120.8 million during the three (3)-year construction period of Block 1.²³ A summary of the top industries affected during the construction period, sorted by the total impact on output is provided in **Table 16**.

**Table 16
TOP INDUSTRIES AFFECTED DURING BLOCK 1 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	\$76,433,040	237.0	\$45,859,826
IMPLAN Sector 369: Architectural, engineering, and related services	\$4,370,805	35.8	\$2,591,435
IMPLAN Sector 361: Imputed rental activity for owner-occupied dwellings	\$3,859,873	0.0	\$0
IMPLAN Sector 354: Monetary authorities and depository credit intermediation activities	\$3,213,651	5.3	\$425,381
IMPLAN Sector 319: Wholesale businesses	\$3,032,991	12.4	\$1,202,559

Source: Direct impact of output (construction costs) provided by Renaissance Downtowns 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 proposed project. It is projected that the Block 1 construction period will necessitate 237.0 full time equivalent (FTE) employees per year, over the course of three (3) years. Under the CBA, at least 25% of these jobs (totaling approximately 59.25 FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of construction, lasting three (3) years, for the purpose of this analysis.

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 237.0 FTE jobs created during the three (3)-year construction period will have an indirect impact of 116.7 FTE employees and an induced impact of 198.5 FTE employees in other industry sectors,

²² For the purpose of this analysis, this figure and all other figures in this section reflect 2015 dollars, the year in which construction is assumed to commence.

²³ According to IMPLAN, a multiplier of 1.511666 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 residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York.

bringing the total impact of construction to 552.2 FTE jobs during the Block 1 construction period.²⁴ 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 Block 1 construction period, sorted by the total impact on employment is provided in **Table 17**.

Table 17
TOP INDUSTRIES AFFECTED DURING BLOCK 1 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	\$76,433,040	237.0	\$45,859,826
IMPLAN Sector 369: Architectural, engineering, and related services	\$4,370,805	35.8	\$2,591,435
IMPLAN Sector 413: Food services and drinking places	\$2,151,542	30.8	\$832,023
IMPLAN Sector 360: Real estate establishments	\$2,633,679	15.3	\$257,224
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$1,825,105	13.8	\$1,147,970

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

During the construction period, direct *labor income* refers to the earnings, wages, or salary paid to each of the construction workers. Labor income typically comprises approximately 60% of commercial and office construction; the remaining portion represents the cost of construction materials.²⁵ Assuming the payment of the area standard wage, each of the construction workers will earn the projected average annual wage of \$64,622.²⁶ Assuming that the construction period of Block 1 lasts three (3) years in duration, this represents approximately \$45.8 million in collective earnings among the 237.0 FTE construction employees. This labor income is projected to have an indirect impact of over \$7.6 million and an induced impact of over \$9.5

²⁴ According to IMPLAN, a multiplier of 8.898620 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 residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York.

²⁵ Construction labor and materials estimates per architectural design group Hawkins, Webb, Jaeger, PLLC.

²⁶ New York State Department of Labor’s Occupational Employment Statistics Survey reports an average wage of \$62,740 among those employed within the construction and extraction occupations in the Long Island labor market as of the first quarter of 2014. An annual inflation rate of three percent (3%) was applied to this wage to reflect the projected wages at the start of Block 1 construction, anticipated to occur in 2015 for the purpose of this analysis.

million, bringing the total economic impact of the construction to over \$63.0 million in labor income.²⁷ A summary of the top industries affected during the Block 1 construction period, sorted by the total impact on labor income is provided in **Table 18**.

Table 18
TOP INDUSTRIES AFFECTED DURING BLOCK 1 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	\$76,433,040	237.0	\$45,859,826
IMPLAN Sector 369: Architectural, engineering, and related services	\$4,370,805	35.8	\$2,591,435
IMPLAN Sector 319: Wholesale trade businesses	\$3,032,991	12.4	\$1,202,559
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$1,825,105	13.8	\$1,147,970
IMPLAN Sector 397: Private hospitals	\$1,802,556	11.6	\$937,955

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

A summary of the derivation of the collective economic benefits during the Block 1 construction period is provided in **Table 19**.

Table 19
ECONOMIC IMPACTS OF CONSTRUCTION: BLOCK 1

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Impact	\$76,433,040	237.0	\$45,859,826
Indirect Impact		\$18,365,775	116.7
Induced Impact		\$26,043,621	198.5
Total Impact		\$120,842,437	552.2
			\$63,026,286

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

²⁷ According to IMPLAN, a multiplier of 0.524673 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 residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York..

6.1.2 Economic Impacts of Construction: Block 4

During the construction period, *output* refers to the investment, or total costs associated with the construction of the proposed project. The construction period of Block 4 is projected to represent a total of over \$10.2 million in investment. This output includes all construction and land development costs associated with the development of Block 4, and assumes construction costs of \$270/SF for the artist residences and production space.²⁸

The \$10.2 million²⁹ in direct output is projected to generate an indirect impact of nearly \$3.2 million, and an induced impact of another \$3.2 million, bringing the total economic impact on output to over \$16.6 million during the Block 4 construction period.³⁰ A summary of the top industries affected during the construction period of Block 4, sorted by the total impact on output is provided in **Table 20**.

Table 20
TOP INDUSTRIES AFFECTED DURING BLOCK 4 CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 37: Construction of new residential permanent site single- and multi-family structures	\$10,265,670	36.0	\$5,132,835
IMPLAN Sector 361: Imputed rental activity for owner-occupied dwellings	\$474,517	0.0	\$0
IMPLAN Sector 354: Monetary authorities and depository credit intermediation activities	\$399,112	0.6	\$52,779
IMPLAN Sector 319: Wholesale trade businesses	\$392,684	1.6	\$161,827
IMPLAN Sector 360: Real estate establishments	\$341,032	1.8	\$32,637

Source: Direct impact of output (construction costs) provided by Renaissance Downtowns 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 proposed project. It is projected that the construction period of Block 4

²⁸ Construction costs provided by Renaissance Downtowns LLC, in July 2014 and confirmed in October 2014. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

²⁹ For the purpose of this analysis, this figure and all other figures in this section reflect 2018 dollars, the year in which construction of Block 4 is assumed to commence.

³⁰ According to IMPLAN, a multiplier of 1.482660 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.

will necessitate 36.0 full time equivalent (FTE) employees per year, over the two (2)-year construction period. Under the CBA, at least 25% of these jobs (totaling approximately nine [9.0] FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of Block 4 construction, lasting two (2) years for the purpose of this analysis.

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 36.0 FTE jobs created during the construction period will have an indirect impact of 22.8 FTE employees and an induced impact of 22.6 FTE employees in other industry sectors, bringing the total impact of Block 4 construction to 81.4 FTE jobs during the construction period.³¹ 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 Block 4 construction period, sorted by the total impact on employment is provided in **Table 21**.

**Table 21
TOP INDUSTRIES AFFECTED DURING BLOCK 4 CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON EMPLOYMENT**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 37: Construction of new residential permanent site single- and multi-family structures	\$10,265,670	36.0	\$5,132,835
IMPLAN Sector 413: Food services and drinking places	\$252,956	3.4	\$97,046
IMPLAN Sector 324: Retail Stores - Food and beverage	\$181,806	2.7	\$100,083
IMPLAN Sector 369: Architectural, engineering, and related services	\$158,902	2.5	\$79,013
IMPLAN Sector 360: Real estate establishments	\$292,308	2.2	\$169,949

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

During the construction period, direct *labor income* refers to the earnings, wages, or salary paid to each of the construction workers. Labor income typically comprises approximately 50% of the total cost of residential construction; the remaining portion represents the cost of construction

³¹ According to IMPLAN, a multiplier of 9.591926 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.

materials.³² Assuming the payment of the area standard wage, each of the construction workers will earn the projected average annual wage of \$70,614.³³ Assuming that the Block 4 construction period lasts two (2) years in duration, this represents approximately \$5.1 million in collective earnings among the 36.0 FTE construction employees. This labor income is projected to have an indirect impact of over \$1.3 million and an induced impact of over \$1.1 million, bringing the total economic impact of the construction to over \$7.6 million in labor income.³⁴ A summary of the top industries affected during the Block 4 construction period, sorted by the total impact on labor income is provided in **Table 22**.

**Table 22
TOP INDUSTRIES AFFECTED DURING BLOCK 4 CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON LABOR INCOME**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 37: Construction of new residential permanent site single- and multi-family structures	\$10,265,670	36.0	\$5,132,835
IMPLAN Sector 369: Architectural, engineering, and related services	\$292,308	2.2	\$169,949
IMPLAN Sector 319: Wholesale trade businesses	\$392,684	1.6	\$161,827
IMPLAN Sector 320: Retail stores, Motor vehicle and parts	\$215,318	1.8	\$139,579
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$227,728	1.6	\$139,228

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

A summary of the derivation of the collective economic benefits during the Block 4 construction period is provided in **Table 23**.

³² Construction labor and materials estimates per architectural design group Hawkins, Webb, Jaeger, PLLC.

³³ New York State Department of Labor's Occupational Employment Statistics Survey reports an average wage of \$62,740 among those employed within the construction and extraction occupations in the Long Island labor market as of the first quarter of 2014. An annual inflation rate of three percent (3%) was applied to this wage to reflect the projected wages at the start of Block 4 construction, anticipated to occur in 2018 for the purpose of this analysis.

³⁴ According to IMPLAN, a multiplier of 0.610596 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 23
ECONOMIC IMPACTS OF CONSTRUCTION: BLOCK 4

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Impact	\$10,265,670	36.0	\$5,132,835
Indirect Impact	\$3,199,725	22.8	\$1,356,717
Induced Impact	\$3,185,721	22.6	\$1,158,959
Total Impact	\$16,651,116	81.4	\$7,648,511

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

6.1.3 Economic Impacts of Construction: Block 7

During the construction period, *output* refers to the investment, or total costs associated with the construction of the proposed project. The construction period of Block 7 is projected to represent a total of nearly \$14.0 million in investment. This output includes all construction and land development costs associated with the development of Block 7, and assumes construction costs of \$275/SF for the multi-family residences, retail space, restaurant and associated components, as well as office space.³⁵

The \$14.0 million³⁶ in direct output is projected to generate an indirect impact of over \$4.0 million, and an induced impact of nearly \$4.5 million, bringing the total economic impact on output to over \$22.5 million during the Block 7 construction period.³⁷ A summary of the top industries affected during the construction period of Block 7, sorted by the total impact on output is provided in **Table 24**.

³⁵ Construction costs provided by Renaissance Downtowns LLC, in July 2014 and confirmed in October 2014. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

³⁶ For the purpose of this analysis, this figure and all other figures in this section reflect 2018 dollars, the year in which construction of Block 7 is assumed to commence.

³⁷ According to IMPLAN, a multiplier of 1.482660 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; and a multiplier of 1.511666 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 residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York.

Table 24
TOP INDUSTRIES AFFECTED DURING BLOCK 7 CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 37: Construction of new residential permanent site single- and multi-family structures	\$9,439,417	33.0	\$4,719,708
IMPLAN Sector 34: Construction of new nonresidential commercial and health care structures	\$4,545,983	19.0	\$2,727,590
IMPLAN Sector 361: Imputed rental activity for owner-occupied dwellings	\$669,708	0.0	\$0
IMPLAN Sector 354: Monetary authorities and depository credit intermediation activities	\$561,239	0.9	\$74,218
IMPLAN Sector 369: Architectural, engineering, and related services	\$540,016	4.1	\$313,968

Source: Direct impact of output (construction costs) provided by Renaissance Downtowns 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 proposed project. It is projected that the construction period of Block 7 will necessitate 52.0 full time equivalent (FTE) employees per year, over the two (2)-year construction period. Under the CBA, at least 25% of these jobs (totaling approximately 13.0 FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of Block 7 construction, lasting two (2) years for the purpose of this analysis.

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 52.0 FTE jobs created during the Block 7 construction period will have an indirect impact of 27.6 FTE employees and an induced impact of 32.0 FTE employees in other industry sectors, bringing the total impact of Block 7 construction to 111.6 FTE jobs during the construction period.³⁸ 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 Block 7 construction period, sorted by the total impact on employment is provided in **Table 25**.

³⁸ According to IMPLAN, a multiplier of 9.591926 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; and a multiplier of 8.898620 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 residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York.

Table 25
TOP INDUSTRIES AFFECTED DURING BLOCK 7 CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON EMPLOYMENT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 37: Construction of new residential permanent site single- and multi-family structures	\$9,439,417	33.0	\$4,719,708
IMPLAN Sector 34: Construction of new nonresidential commercial and health care structures	\$4,545,983	19.0	\$2,727,590
IMPLAN Sector 413: Food services and drinking places	\$362,508	4.8	\$139,075
IMPLAN Sector 369: Architectural, engineering, and related services	\$540,016	4.1	\$313,968
IMPLAN Sector 324: Retail Stores - Food and beverage	\$200,117	3.0	\$110,163

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

During the construction period, direct *labor income* refers to the earnings, wages, or salary paid to each of the construction workers. Labor income typically comprises approximately 50% of the total cost of residential construction, and 60% of the total cost of commercial construction; the remaining portion represents the cost of construction materials.³⁹ Assuming the payment of the area standard wage, each of the construction workers will earn the projected average annual wage of \$70,614.⁴⁰ Assuming that the Block 7 construction period lasts two (2) years in duration, this represents approximately \$7.4 million in collective earnings among the 52.0 FTE construction employees. This labor income is projected to have an indirect impact of over \$1.7 million and an induced impact of over \$1.6 million, bringing the total economic impact of the construction to nearly \$10.8 million in labor income.⁴¹ A summary of the top industries affected during the Block 7 construction period, sorted by the total impact on labor income is provided in **Table 26**.

³⁹ Construction labor and materials estimates per architectural design group Hawkins, Webb, Jaeger, PLLC.

⁴⁰ New York State Department of Labor’s Occupational Employment Statistics Survey reports an average wage of \$62,740 among those employed within the construction and extraction occupations in the Long Island labor market as of the first quarter of 2014. An annual inflation rate of three percent (3%) was applied to this wage to reflect the projected wages at the start of Block 4 construction, anticipated to occur in 2018 for the purpose of this analysis.

⁴¹ According to IMPLAN, a multiplier of 0.610596 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; and a multiplier of 0.524673 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 residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York..

Table 26
TOP INDUSTRIES AFFECTED DURING BLOCK 7 CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON LABOR INCOME

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 37: Construction of new residential permanent site single- and multi-family structures	\$9,439,417	33.0	\$4,719,708
IMPLAN Sector 34: Construction of new nonresidential commercial and health care structures	\$4,545,983	19.0	\$2,727,590
IMPLAN Sector 369: Architectural, engineering, and related services	\$540,016	4.1	\$313,968
IMPLAN Sector 319: Wholesale trade businesses	\$537,344	2.2	\$221,442
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$321,444	2.2	\$196,524

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

A summary of the derivation of the collective economic benefits during the Block 7 construction period is provided in **Table 27**.

Table 27
ECONOMIC IMPACTS OF CONSTRUCTION: BLOCK 7

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Impact	\$13,985,400	52.0	\$7,447,298
Indirect Impact	\$4,064,481	27.6	\$1,710,877
Induced Impact	\$4,496,427	32.0	\$1,635,788
Total Impact	\$22,546,308	111.6	\$10,793,963

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

A summary of the derivation of the collective economic benefits during the entire construction period is provided in **Table 28**.

Table 28
ECONOMIC IMPACTS OF CONSTRUCTION: PROPOSED PROJECT

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Impact	\$100,684,110	325.0	\$58,439,959
Indirect Impact	\$25,629,981	167.1	\$10,680,173
Induced Impact	\$33,725,769	253.1	\$12,348,628
Total Impact	\$160,039,861	745.2	\$81,468,760

Source: Direct impact of output (construction costs) provided by Renaissance Downtowns 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 the proposed project will begin the operational phase of development upon the completion of the construction period, anticipated to occur by the end of 2019. For the purpose of this analysis, a stabilized year of operations is assumed to occur in 2020.

During operations, direct *output* refers to the total revenues derived from the annual operation of the proposed project. This includes annual rental income, as well as annual sales revenues for each project component, as seen in **Table 29**. In total, the proposed project is projected to generate \$4.7 million in rental income and nearly \$46.0 million in sales revenues, for a combined total of over \$50.7 million in annual operational revenues.⁴²

⁴² Rental rates and nightly room rates provided by Renaissance Downtowns LLC in July 2014. Sales revenues of \$329.01/SF provided by Urban Land Institute and International Council of Shopping Centers, and assumes the median sales per square foot among a national sample of “Super Community/Community” shopping centers. It is important to note that shopping areas located in a downtown-setting are included within this classification.

Table 29
PROJECTED ANNUAL OUTPUT

Use	Size	Rental Rates	Total Rental Income	Sales Revenues	Total: All Revenues
Block 1					
Medical Office	100,000 SF	\$28/SF	\$2,800,000	\$32,901,000	\$35,701,000
Retail	880 SF	\$28/SF	\$24,640	\$289,529	\$314,169
Restaurant	2,000 SF	--	--	\$658,020	\$658,020
Hotel Retail	1,000 SF	--	--	\$329,010	\$329,010
Hotel/Catering/Conference (Room Rates)	140 rooms	\$105/night*	--	\$5,365,500	\$5,365,500
Hotel/Catering/Conference (Other income)	--	--	--	\$1,000,000	\$1,000,000
Total: All of Block 1	--	--	\$2,824,640	\$40,543,059	\$43,367,699
Block 4					
MF Artist Residence/ Production Space	38,021 SF	\$2/SF	\$912,504	--	\$912,504
Total: All of Block 4	--	--	\$912,504	--	\$912,504
Block 7					
Multi-Family Residences	34,340 SF	\$2.20/SF	\$906,576	--	\$906,576
Retail	8,516 SF	\$2.20/SF	\$18,735	\$2,801,849	\$2,820,584
Restaurant, etc.	6,000 SF	\$2.20/SF	\$13,200	\$1,974,060	\$1,987,260
Office	2,000 SF	\$28/SF	\$56,000	\$658,020	\$714,020
Total: All of Block 7	--	--	\$994,511	\$5,433,929	\$6,428,440
Total: Proposed Project	--	--	\$4,731,655	\$45,976,988	\$50,708,643

Source: Project data and rental rates provided by Renaissance Downtowns LLC; Sales revenues provided by Urban Land Institute and International Council of Shopping Centers; Analysis by Nelson, Pope & Voorhis, LLC.
 Note: * It is important to note that the nightly hotel room rate of \$105 reflects the average daily rate of \$150 adjusted for occupancy.

The direct operational revenues⁴³ are projected to generate an indirect impact of over \$9.8 million and an induced impact of over \$8.5 million per year.⁴⁴ 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 \$66.7 million during annual operations.⁴⁵ A summary of the top industries affected during annual operations, sorted by the total impact on output is provided in **Table 30**.

⁴³ The direct operational revenues include annual rental revenue, as well as sales revenues for the proposed project. This totals approximately \$50.7 million per year, which includes approximately \$3.4 million in annual sales revenues from the proposed retail space. 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 the \$3.4 million in sales revenues occurring within the proposed retail space. This results in a direct impact of retail sales equal to \$944,209 per year – representing the “profit” among retail establishments at the proposed project. When added to the rest of the annual revenues stemming from annual operations of the proposed project, this equals \$48.2 million. The difference between this figure and the annual sales revenues of \$50.7 million is attributed to the approximate cost to produce the retail items being purchased.

⁴⁴ For the purpose of this analysis, this figure and all other figures in this section reflect 2020 dollars, the year in which a stabilized year of operations is anticipated to commence.

⁴⁵ According to IMPLAN, a multiplier of 1.236485 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); a multiplier of 1.414280 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Hotels and motels, including casino hotels” (IMPLAN Sector 411); a multiplier of 1.414728 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 – general merchandise” (IMPLAN Sector 329); a multiplier of 1.414290 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Food services and drinking places” (IMPLAN Sector 413); a multiplier of 1.567403 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Offices of physicians, dentists and other health practitioners” (IMPLAN Sector 394); and a multiplier of 1.700841 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Other personal services” (IMPLAN Sector 422) in Suffolk County, New York.

Table 30
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$34,194,492	210.8	\$11,163,941
IMPLAN Sector 360: Real estate establishments	\$6,670,138	16.0	\$501,391
IMPLAN Sector 411: Hotels and motels, including casino hotels	\$5,374,589	40.1	\$1,154,859
IMPLAN Sector 413: Food services and drinking places	\$4,677,155	36.1	\$855,095
IMPLAN Sector 361: Imputed rental activity for owner-occupied dwellings	\$1,274,807	0.0	\$0

Source: Direct impact of output (rental rates) provided by Renaissance Downtowns LLC; Estimated sales revenues provided by Urban Land Institute and International Council of Shopping Centers; Direct impact of labor income provided by New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During operations, direct *employment* refers to the number of persons that are employed by the proposed project, but not including those employees who will be contracted by the proposed project. It is estimated that the development will generate 301.7 FTE employees⁴⁶ during annual operations, as seen in **Table 31**. Under the CBA, at least 25% of these jobs (totaling approximately 74.43 FTE jobs, per this scenario) go to residents of the town, with priority consideration going to residents of Huntington Station.

⁴⁶ Employee ratios are averages specific to a given industry, as published in various sources. Such sources include but not limited to the Commercial Buildings Energy Consumption Survey by the Energy Information Administration, Long Island Business News, CEQR Technical Manual, as well as Federal, State and local planning standards and design publications. Such ratios are considered to be industry standard for such fiscal and economic impact analyses.

Table 31
PROJECTED EMPLOYMENT

Use	Size	Number of Units/Spaces	Employee Ratio	Total Employees (FTE)
Block 1				
Medical Office	100,000 SF	--	1 FTE: 500 SF	200.0
Retail	880 SF	--	1 FTE: 500 SF	1.8
Hotel/Catering/Conference	80,296 SF	--	1 FTE: 2,000 SF	40.1
Hotel Retail	1,000 SF	--	1 FTE: 500 SF	2.0
Hotel Restaurant	2,000 SF	--	1 FTE: 350 SF	5.7
Parking	--	569 spaces	1 FTE: 200 spaces	2.8
Total: All of Block 1	--	--	--	252.4
Block 4				
MF Artist Residence Production Space	35,721 SF	49 units	1 FTE: 50 units	1.0
Production Space	2,300 SF	--	1 FTE: 600 SF	3.8
Parking	--	307 spaces	1 FTE: 200 spaces	1.5
Total: All of Block 4	--			6.3
Block 7				
Multi-Family Residences	34,340 SF	70 units	1 FTE: 50 units	1.4
Retail	8,516 SF	--	1 FTE: 500 SF	17.0
Restaurant, etc.	6,000 SF	--	1 FTE: 350 SF	17.1
Office	2,000 SF	--	1 FTE: 300 SF	6.7
Parking	--	160 spaces	1 FTE: 200 spaces	0.8
Total: All of Block 7	--	--	--	43.0
Total: Proposed Project	--	--	--	301.7

Source: Project data provided by Renaissance Downtowns LLC; Analysis by Nelson, Pope & Voorhis, LLC.

The 301.7 FTE direct employment positions are projected to result in an indirect impact of 62.7 FTE jobs, and an induced impact of 57.9 FTE jobs throughout the region, bringing the total

economic impact of operational employment to 422.2 FTE jobs during annual operations.⁴⁷ A summary of the top industries affected during annual operations, sorted by the total impact on employment is provided in **Table 32**.

**Table 32
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON EMPLOYMENT**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$34,194,492	210.8	\$11,163,941
IMPLAN Sector 411: Hotels and motels, including casino hotels	\$5,374,589	40.1	\$1,154,859
IMPLAN Sector 413: Food services and drinking places	\$4,677,155	36.1	\$855,095
IMPLAN Sector 329: Retail Stores - General merchandise	\$1,140,739	23.1	\$730,654
IMPLAN Sector 360: Real estate establishments	\$6,670,138	16.0	\$501,391

Source: Direct impact of output (rental rates) provided by Renaissance Downtowns LLC; Estimated sales revenues provided by Urban Land Institute and International Council of Shopping Centers; Direct impact of labor income provided by New York State Department of Labor; 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 project’s 301.7 FTE employees. As seen in **Table 33**, it is assumed that the salaries

⁴⁷ According to IMPLAN, a multiplier of 8.042869 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); a multiplier of 10.215778 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 “Hotels and motels, including casino hotels” (IMPLAN Sector 411); a multiplier of 20.177784 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 – general merchandise” (IMPLAN Sector 329); a multiplier of 18.492165 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 “Food services and drinking places” (IMPLAN Sector 413); a multiplier of 12.834629 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 “Offices of physicians, dentists and other health practitioners” (IMPLAN Sector 394); and a multiplier of 16.204437 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 personal services” (IMPLAN Sector 422) in Suffolk County, New York.

will collectively total approximately \$13.5 million per year, during annual operations of the proposed project.⁴⁸

Table 33
PROJECTED LABOR INCOME

Use	Total Employees (FTE)	Annual Wages	Total Labor Income
Block 1			
Medical Office	200.0	\$52,166	\$10,433,200
Retail	1.8	\$31,486	\$56,675
Hotel/Catering/Conference	40.1	\$28,754	\$1,153,035
Hotel Retail	2.0	\$31,486	\$62,972
Hotel Restaurant	5.7	\$20,012	\$114,068
Parking	2.8	\$36,555	\$102,354
Total: All of Block 1	252.4	--	\$11,922,305
Block 4			
MF Artist Residence Production Space	1.0	\$51,351	\$51,351
Production Space	3.8	\$51,351	\$195,134
Parking	1.5	\$36,555	\$54,833
Total: All of Block 4	6.3	--	\$301,317
Block 7			
Multi-Family Residences	1.4	\$51,351	\$71,891
Retail	17.0	\$31,486	\$535,262
Restaurant, etc.	17.1	\$20,012	\$342,205
Office	6.7	\$52,166	\$349,512
Parking	0.8	\$36,555	\$29,244
Total: All of Block 7	43.0	--	\$1,328,115
Total: Proposed Project	301.7	--	\$13,551,737

Source: Project data provided by Renaissance Downtowns LLC; Annual wages provided by New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC.

The \$13.5 million in direct labor income is projected to result in an indirect impact of over \$3.7 million and an induced impact of nearly \$3.1 million, bringing the total economic impact of

⁴⁸ Annual wages were provided by New York State Department of Labor's Quarterly Census of Employment and Wages. Wages reflect the 2013 annual average among employees specific to various industries, including health care and social assistance, accommodation, rental and leasing services, retail trade, food services and drinking places, etc.

labor income to over \$20.3 million during annual operations.⁴⁹ A summary of the top industries affected during annual operations, sorted by the total impact on labor income is provided in **Table 34**.

**Table 34
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON LABOR INCOME**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 394: Offices of physicians, dentists, and other health practitioners	\$34,194,492	210.8	\$11,163,941
IMPLAN Sector 411: Hotels and motels, including casino hotels	\$5,374,589	40.1	\$1,154,859
IMPLAN Sector 413: Food services and drinking places	\$4,677,155	36.1	\$855,095
IMPLAN Sector 329: Retail Stores - General merchandise	\$1,140,739	23.1	\$730,654
IMPLAN Sector 360: Real estate establishments	\$6,670,138	16.0	\$501,391

Source: Direct impact of output (rental rates) provided by Renaissance Downtowns LLC; Estimated sales revenues provided by Urban Land Institute and International Council of Shopping Centers; Direct impact of labor income provided by New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

A summary of the derivation of the collective economic benefits during a stabilized year of operations is provided in **Table 35**.

⁴⁹ According to IMPLAN, a multiplier of 0.181520 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); a multiplier of 0.378327 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 “Hotels and motels, including casino hotels” (IMPLAN Sector 411); a multiplier of 0.632901 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 – general merchandise” (IMPLAN Sector 329); a multiplier of 0.540148 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 “Food services and drinking places” (IMPLAN Sector 413); a multiplier of 0.862292 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 “Offices of physicians, dentists and other health practitioners” (IMPLAN Sector 394); and a multiplier of 0.677140 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 personal services” (IMPLAN Sector 422) in Suffolk County, New York.

Table 35
ECONOMIC IMPACTS OF A STABILIZED YEAR OF OPERATIONS

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Impact	\$48,278,107	301.7	\$13,551,737
Indirect Impact	\$9,874,166	62.7	\$3,731,534
Induced Impact	\$8,532,492	57.9	\$3,086,153
Total Impact	\$66,684,764	422.2	\$20,369,424

Source: Direct impact of output (rental rates) provided by Renaissance Downtowns LLC; Estimated sales revenues provided by Urban Land Institute and International Council of Shopping Centers; Direct impact of labor income provided by New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

A detailed breakdown of the economic impacts projected to be generated by each of the blocks within the Study Area, during a stabilized year of operations, is illustrated in **Table 36**.

Table 36
**ECONOMIC IMPACTS OF A STABILIZED YEAR OF OPERATIONS:
BREAKDOWN OF STUDY AREA**

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Block 1*			
Direct Impact	\$42,910,654	254.7	\$12,006,381
Indirect Impact	\$8,921,265	57.0	\$3,401,319
Induced Impact	\$7,606,256	51.6	\$2,751,141
Total Impact	\$59,438,175	363.3	\$18,158,841
Block 4*			
Direct Impact	\$912,504	4.8	\$246,485
Indirect Impact	\$143,691	0.8	\$47,331
Induced Impact	\$145,114	1.0	\$52,487
Total Impact	\$1,201,309	6.6	\$346,302
Block 7*			
Direct Impact	\$4,437,439	42.2	\$1,298,870
Indirect Impact	\$806,506	4.8	\$282,004
Induced Impact	\$780,689	5.3	\$282,369
Total Impact	\$6,024,634	52.3	\$1,863,244

Source: Direct impact of output (rental rates) provided by Renaissance Downtowns LLC; Estimated sales revenues provided by Urban Land Institute and International Council of Shopping Centers; Direct impact of labor income provided by New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

Note: * It is important to note that when the IMPLAN model is split into block-specific economic models, the direct, indirect and induced impacts of output, employment and labor income during a stabilized year of operations may not add up to the impacts of the proposed project on the whole. This can be attributed to the effect of retail/wholesale margins and the rounding of numbers that occur when such margins are applied to the direct output (sales revenues) occurring within retail establishments located in both Block 1 and Block 7.

7.0 CONCLUSION

This proposed redevelopment has been put forth to implement both long-standing Town planning actions and community efforts to return this corridor to the commercial character to the more vibrant character it experienced for years prior to its decline. The proposed project seeks to redevelop three (3) specific parcels of land in a form that conforms to the Town and community vision as outlined in the Town Comprehensive Plan Update.

The proposed project would fulfill long-established Town and community goals for the Study Area, by helping to reestablish an appropriately-scaled, pedestrian-oriented mixed residential/commercial area, where such an area had existed in the past. It will provide a set of land uses that are appropriate and compatible with land uses in the vicinity along this portion of the NYS Route 110/New York Avenue commercial corridor, as well as with other properties in the vicinity. Moreover, the proposed project will create 117 new residences in close proximity to an established hamlet center, wherein necessary consumer shopping and services are readily available. The building designs and parcel layouts will establish a sense of place and community interaction, by use of appropriate pedestrian amenities, attractive architecture, outdoor community spaces and landscaping.

The proposed project will increase the distribution of tax ratables throughout the Huntington UFSD, the Town of Huntington and Suffolk County. Moreover, the redevelopment of the corridor 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, the state, and the nation as a whole.

The proposed project is projected to create strong fiscal and economic activity through the provision of jobs, housing opportunities 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 Huntington UFSD, the Town of Huntington and Suffolk County. The proposed project is projected to generate over \$1.44 million in annual taxes. This represents a net increase of over \$1.36 million per year when compared to existing site conditions. These annual property taxes will be distributed among all local taxing jurisdictions throughout the Town. Of these revenues, approximately \$875,000 will be allocated to the Huntington UFSD. When considering the cost to educate the estimated ten (10) school age children from this development (\$156,010 per year), the surplus revenues allocated to the school district will be over \$717,000 per year.

Moreover, as described in **Section 6.0**, it is projected that the construction and annual operations of the proposed project will contribute positively to the local economy. The CBA outlines the goal (penalties for non-adherence) that at least 25% of all jobs and contracting opportunities for these projects go to residents of the town, with priority consideration going to residents of Huntington Station. As such, the proposed project 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. Direct job creation during operation will total 301.7 FTE jobs the first stabilized year of operations in addition to indirect and induced employment opportunities. The new jobs created during both construction and annual operations of the proposed project 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.

8.0 REFERENCES

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ATTACHMENT A
Nelson, Pope & Voorhis, LLC
Economic Qualifications

NELSON POPE & VOORHIS

ABOUT NELSON, POPE & VOORHIS...

*ENVIRONMENTAL
PLANNING
CONSULTING*

*MUNICIPAL PLANNING
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FEASIBILITY STUDIES
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REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
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PROJECT PLANNING &
SUPPORT*

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NPV@NELSONPOPE.COM

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.



NELSON POPE & VOORHIS

MORE ABOUT NELSON, POPE & VOORHIS...

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PLANNING*

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DUE DILIGENCE
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ASSESSMENT*

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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



THE THREE DIVISIONS OF NP&V...

ENVIRONMENTAL PLANNING CONSULTING

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SEQRA COMPLIANCE
HARBOR MANAGEMENT
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FEASIBILITY STUDIES
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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



SUMMARY OF SERVICES...

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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.



SUMMARY OF SERVICES...

ENVIRONMENTAL PLANNING CONSULTING

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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

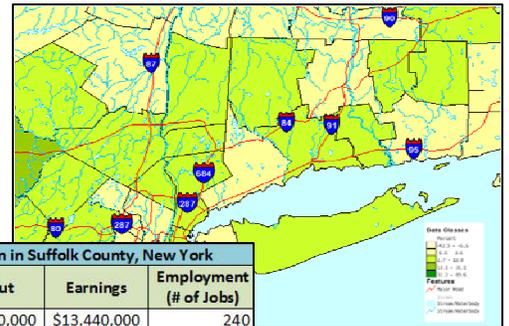
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- FISCAL ANALYSIS
- ECONOMIC IMPACT ANALYSIS
- ECONOMIC DEVELOPMENT STRATEGIES
- MARKET POSITIONING & BRANDING
- MAIN STREET REVITALIZATION
- COMPREHENSIVE COMMUNITY NEEDS ASSESSMENTS
- SOCIOECONOMIC ANALYSIS
- DEMOGRAPHIC ANALYSIS
- TAX BASE ANALYSIS



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

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- ENVIRONMENTAL SITE ASSESSMENT
- ENVIRONMENTAL SCIENCE & ANALYSIS
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- STORM WATER MANAGEMENT PLANS
- WATERFRONT & COASTAL ZONE PROJECTS MAPPING
- WATERSHED MANAGEMENT & WATER SUPPLY
- PERMITTING & PROCESSING
- SUSTAINABILITY & LEED
- PROJECT PLANNING & SUPPORT

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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
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ECONOMIC PLANNING
GRANT PREPARATION &
ADMINISTRATION
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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

ENVIRONMENTAL PLANNING CONSULTING

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ASSISTANCE
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ASSESSMENT
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SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT**



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.

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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 Rezoning 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-0-08-001) 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