

## AGENDA

**NASSAU COUNTY INTERIM FINANCE AUTHORITY  
FRIDAY, MAY 8, 2015, 5:30 PM  
MARRIOTT LONG ISLAND HOTEL & CONFERENCE CENTER  
101 JAMES DOOLITTLE BLVD., UNIONDALE, NY 11553**

Call to Order

Action Items

- I. Approval of the Minutes of March 23, 2015 Meeting
- II. Receipt and Acceptance of Audited Financial Statements and Related Actions
- III. Approval of Reports Required by the NIFA Act, Public Authorities Law, Public Authorities Accountability Act of 2005, and Public Authorities Reform Act of 2010, and Authorization to Take Related Actions
- IV. Re-adoption of Investment Guidelines, and the Taking of Related Actions
- V. Re-adoption of Procurement Contracts Guidelines, and the Taking of Related Actions
- VI. Re-adoption of Property Disposition Contract Guidelines, and the Taking of Related Actions
- VII. Re-adoption of Code of Ethics, and the Taking of Related Actions
- VIII. Authorization to Delegate Certain Powers to the Chair of NIFA (ARS).
- IX. Authorization to Employ a Media Consultant and to Take Related Actions
- X. Consideration of County Contract for CH2M Hill Engineering, P.A.
- XI. Consideration of County Contract for Laser Industries, Inc.
- XII. Consideration of Contracts from the County Attorney's Office
- XIII. Consideration of Issuance of General Obligation Bonds by Nassau County
- XIV. Consideration of Nassau County Financing Through the Environmental Facilities Corporation
- XV. Consideration of Issuance of Revenue Anticipation Notes by Nassau County

Adjournment

DRAFT – SUBJECT TO REVIEW AND REVISION

NASSAU COUNTY INTERIM FINANCE AUTHORITY  
MEETING OF THE DIRECTORS  
MINUTES OF MARCH 23, 2015

The Directors of the Nassau County Interim Finance Authority met on March 23, 2015 at 5:30 PM at the Marriott Long Island Hotel & Conference Center located at 101 James Doolittle Blvd, Uniondale, NY 11553.

Directors present: Jon Kaiman, Chairman  
Paul Annunziato  
Paul Leventhal  
Christopher Wright  
Dermond Thomas

Directors absent: John Buran  
Lester Petracca

Staff present: Evan Cohen, Executive Director  
Jeremy Wise, General Counsel  
Laurie Boucher, Corporate Secretary  
Carl Dreyer, Treasurer  
Maria Kwiatkowski, Deputy Director

**1. Call to Order/Roll Call**

The meeting was called to order at 5:37 PM.

**2. Approval of Minutes**

On a motion by Director Wright, the Directors approved the minutes from the meeting on January 14, 2015.

Positive votes: 5      Negative votes: 0

Resolution No. 14-541

APPROVAL OF MINUTES AND RATIFICATION OF ACTIONS TAKEN AT THE JANUARY 14, 2015 MEETING OF THE DIRECTORS OF THE NASSAU COUNTY INTERIM FINANCE AUTHORITY

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RESOLVED, that the Minutes of the meeting of the Authority held on January 14, 2015 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such Minutes, are hereby in all respects ratified and approved as actions of the Authority.

\* \* \*

**3. Consideration of County Contract for A.L.A.C. Corporation**

DRAFT – SUBJECT TO REVIEW AND REVISION

The contract is for approximately \$9.8 million and it is to provide seawall improvement along West Shore Road in Mill Neck.

On a motion by Director Wright, the Directors approved the contract with A.L.A.C. Corporation in the amount of \$9,759,753.53.

Positive votes: 5      Negative votes: 0

Resolution No. 15-542

CONSIDERATION OF COUNTY CONTRACT FOR A.L.A.C., CORPORATION

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves the County’s Contract for the A.L.A.C. Corporation, which is projected to cost \$9,753,753.53; and be it further

RESOLVED, that NIFA’s approval of the agreement is given with the caveat that NIFA does not guaranty that it will approve any borrowing for this project; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

\* \* \*

**4. Consideration of County Contract for E&A Restoration, Inc.**

The contract is for \$9.8 million and it is to provide continued “on-call” building construction and as needed emergency services. This contract may have the potential for FEMA reimbursement, therefore, the Chairman has recused himself from this vote.

On a motion by Director Leventhal, the Directors approved the contract with E&A Restoration, Inc. in the amount of \$9,800,000.

Positive votes: 4      Negative votes: 0      Recusal: 1

Resolution No. 14-543

DRAFT – SUBJECT TO REVIEW AND REVISION

CONSIDERATION OF COUNTY CONTRACT FOR E&A RESTORATION, INC.

RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves/disapproves the County’s Contract for E&A Restoration, Inc., which is projected to cost \$9,800,000; and be it further

RESOLVED, that NIFA’s approval of the agreement is given with the caveat that NIFA does not guaranty that it will approve any borrowing for this project; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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**5. Consideration of County Contract for Philip Ross Industries, Inc.**

The contract is for approximately \$8.7 million and it is to provide services to the Grit Removal Facility at Cedar Creek Water Pollution Control Plant. The County has cash available for the first year of work but will require additional borrowing as work progresses.

On a motion by Director Wright, the Directors approved the contract with Philip Ross Industries, Inc. in the amount of \$8,675,000.

Positive votes: 5      Negative votes: 0

Resolution No. 14-544

CONSIDERATION OF COUNTY CONTRACT FOR PHILIP ROSS INDUSTRIES, INC.

RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves/disapproves the County’s Contract for Philip Ross Industries, Inc., which is projected to cost \$8,675,000; and be it further

RESOLVED, that NIFA’s approval of the agreement is given with the caveat that NIFA does not guaranty that it will approve any borrowing for this project; and be it further

DRAFT – SUBJECT TO REVIEW AND REVISION

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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**6. Consideration of County Contract for Posillico Civil, Inc.**

The contract is for approximately \$15.3 million and it is to provide services to the rehab and cleaning of digesters at Cedar Creek Water Pollution Control Plant. This is funded with Capital funds but will require additional borrowing.

On a motion by Director Wright, the Directors approved the contract with Posillico Civil, Inc. in the amount of \$15,285,000.

Positive votes: 5      Negative votes: 0

Resolution No. 14-545

CONSIDERATION OF COUNTY CONTRACT FOR POSILLICO CIVIL, INC.

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves/disapproves the County’s Contract for Posillico Civil, Inc., which is projected to cost \$15,285,000; and be it further

RESOLVED, that NIFA’s approval of the agreement is given with the caveat that NIFA does not guaranty that it will approve any borrowing for this project; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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**7. Consideration of County Contract for R.J./Scalamandre, Joint Venture**

The contract is for approximately \$16.2 million and it is to provide labor and materials associated with the construction of Grit Removal Facility Improvements at the Bay Park Sewage Treatment Plant. This is funded with Capital funds but will require additional borrowing.

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On a motion by Director Thomas, the Directors approved the contract with R.J./Scalamandre, Joint Venture in the amount of \$16,187,700.

Positive votes: 5      Negative votes: 0

Resolution No. 14-546

CONSIDERATION OF COUNTY CONTRACT FOR R.J./SCALAMANDRE, JOINT VENTURE

RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves/disapproves the County’s Contract for R. J. /Scalamandre, Joint Venture in the amount of \$16,187,700; and be it further

RESOLVED, that NIFA’s approval of the agreement is given with the caveat that NIFA does not guaranty that it will approve any borrowing for this project; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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**8. Consideration of County Contract for Welsbach Electric Corp.**

The contract is for \$6 million and it is to provide traffic signal maintenance. This is funded with operating funds up to \$5 million. The additional \$1 million will be funded with capital funds which is available.

On a motion by Director Wright, the Directors approved the contract with Welsbach Electric Corp. in the amount of \$6,000,000.

Positive votes: 5      Negative votes: 0

Resolution No. 14-547

CONSIDERATION OF CONTRACT FOR WELSBACH ELECTRIC CORPORATION CONTRACT

RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

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RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves/disapproves the County’s Contract for the Welsbach Electric Corporation, which is projected to cost \$6,000,000; and be it further

RESOLVED, that NIFA’s approval of the agreement is given with the caveat that NIFA does not guaranty that it will approve any borrowing for this project; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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**9. Consideration of County Attorney Contracts**

Seven County Attorney contracts were being considered for approval. Confidential material related to litigation was sent under separate cover.

On a motion by Director Wright, the Directors approved all seven contracts.

Positive votes: 5      Negative votes: 0

Resolution No. 14-548

REVIEW OF CONTRACTS FROM THE COUNTY ATTORNEY’S OFFICE

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that the County struggles to regain fiscal balance, and it is operating under a financial plan that contemplates, among other measures, transitional borrowing for operating expenses; and be it further

RESOLVED, that County must continue to deliver essential services to County residents; and be if further

RESOLVED, that in these circumstances, NIFA must scrutinize contracts for expenditures that are not consistent with the County’s current financial condition and the priorities, necessities, judgments and fiscal realities embodied in the County's adopted financial plan; and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves contracts numbered CQAT14000031,

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CLAT14000031, CLAT14000032, CLAT14000034, CLAT14000033, CQAT15000002, CQAT14000033 in the Materials; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

\* \* \*

**10. Consideration of County General Obligation Bonds**

The County requested authorization to borrow \$132 million for General Capital Projects. After discussions with the County, the NIFA Directors voted on authorizing \$100 million for these projects.

On a motion by Director Wright, the Directors approved the County’s request to borrow \$100 million for general capital projects.

Positive votes: 5      Negative votes: 0

Resolution No. 14-549

**CONSIDERATION OF ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES BY NASSAU COUNTY**

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are incorporated into this Resolution and are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussions in the Materials and pursuant to Section 3669 2(e) of the Authority Act, the Authority has reviewed the terms of the County’s proposed issuance(s) of bonds or bond anticipation notes and approves the issuance of up to \$100,000,000 in bonds (plus costs of issuance) for the purposes described in Attachment A (General Capital) in the Materials; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

\* \* \*

**11. Consideration of County General Obligation Bonds**

The County requested authorization to borrow \$40.7 million for Sewer Capital Projects. The County will initially issue these bonds as taxable bonds in case they sell or lease the facilities but will probably then issue the bonds on a tax exempt basis if they decide that they are not going to sell or enter into other arrangements for the sewers.



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On a motion by Director Leventhal, the Directors approved the County’s request to borrow \$40.7 million for sewer capital projects.

Positive votes: 5      Negative votes: 0

Resolution No. 14-550

CONSIDERATION OF ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES BY NASSAU COUNTY

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are incorporated into this Resolution and are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussions in the Materials and pursuant to Section 3669 2(e) of the Authority Act, the Authority has reviewed the terms of the County’s proposed issuance(s) of bonds or bond anticipation notes and approves the issuance of up to \$40,713,633 in bonds or bond anticipation notes (plus costs of issuance) for the purposes described in Attachment B (Sewer Capital) in the Materials;

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

\* \* \*

**12. Consideration of County General Obligation Bonds**

The County requested authorization to borrow \$3.1 million to fully fund the County’s Voluntary Separation Incentive Program. The cost of the entire program was \$12.1 million. In addition, the County also requested to borrow approximately \$2 million for the Nassau Community College.

On a motion by Director Wright, the Directors authorized the County to borrow for both of these Voluntary Separation Incentive Programs.

Positive votes: 5      Negative votes: 0

Resolution No. 14-551

CONSIDERATION OF ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES BY NASSAU COUNTY

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DRAFT – SUBJECT TO REVIEW AND REVISION

RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are incorporated into this Resolution and are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussions in the Materials and pursuant to Section 3669 2(e) of the Authority Act, the Authority has reviewed the terms of the County’s proposed issuance(s) of bonds or bond anticipation notes and approves the issuance of up to \$5,191,710 in bonds (plus cost of issuance) for the purposes described in Attachment E (VSIP) in the Materials; and upon the conditions outlined in the Materials; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

### **13. Adjournment**

The Chairman made a motion to adjourn. The meeting was adjourned at 5:52. PM.

Respectfully submitted,

Laurie A. Boucher  
Corporate Secretary

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Audited NIFA Financial Statements for the Year Ended December 31, 2014

REQUEST FOR: Receipt and Acceptance of Audited Financial Statements and Related Actions

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## **Background**

The Nassau County Interim Finance Authority (“NIFA”) Act requires NIFA to conduct an annual financial audit performed by independent auditors. The audit report is required to be sent to various State and local officials. The Directors authorized the hiring of McGladrey LLP as independent auditors for the Authority at their meeting on October 15, 2014.

The audit scope included three components: an audit of NIFA’s financial statements, a review of our internal controls over financial reporting, and a review of our compliance with investment policies and procedures. The controls and compliance reviews were performed as part of the overall audit to obtain reasonable assurance that the financial statements are free of material misstatement.

## **Discussion**

NIFA’s financial statements for the fiscal year ended December 31, 2014 were prepared by Carl Dreyer, Treasurer, with the assistance of Albrecht, Viggiano, Zureck & Co., our outside consultants. McGladrey has now completed their audit, and their report which will be dated May 8, 2015 is attached (the “Audit”).

McGladrey has rendered an opinion that our statements fairly present NIFA’s financial position at December 31, 2014 and the results of operations for the fiscal year ended December 31, 2014, in conformity with *Government Auditing Standards*.

The Audit and Internal Controls Committee (Directors Wright, Kaiman, Buran, and Petracca) met on May 8, 2015 with representatives from McGladrey, the Authority’s auditors, and NIFA staff. The financial statements were reviewed and accepted by the Committee, which also approved the release of the Audit to the entire Board for their review and approval.

**Requested Action**

The Directors are requested to adopt the attached Resolution acknowledging receipt and acceptance and subsequent distribution of the Independent Auditors' Report on NIFA's Financial Statements for the Year Ended December 31, 2014.

**Attachments:**

Resolution

Independent Auditors' Report Dated May 8, 2015

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RESOLUTION NO. 15-553

RECEIPT AND ACCEPTANCE OF INDEPENDENT AUDITORS' REPORT ON THE AUTHORITY'S FINANCIAL STATEMENTS FOR FISCAL YEAR ENDED DECEMBER 31, 2014

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RESOLVED, that the materials presented to this meeting (the "Materials") are ordered to be filed with the records of the Nassau County Interim Finance Authority (the "Authority"); and be it further

RESOLVED, that the Authority acknowledges receipt of the McGladrey LLP Independent Auditors' Report on NIFA's Financial Statements for the Year Ended December 31, 2014 (the "Audit") presented at the May 8, 2015 meeting of the Directors; and be it further

RESOLVED, that the Authority accepts the Audit and approves the release of the Audit to the public; and be it further

RESOLVED, that the Executive Director of the Authority or his designee(s) are hereby directed to promptly submit the Audit to those persons identified in the Authority Act to whom the Audit must be submitted, to make a reasonable number of copies available on request to all persons that request copies, and to take all actions he or she may in his or her sole discretion consider necessary to effectuate the foregoing and related actions including making changes to the Audit deemed non-material by McGladrey LLP, NIFA's independent auditors; and be it further

RESOLVED, that this resolution shall take effect immediately.

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Jon Kaiman  
Chairperson

May 8, 2015

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# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Annual and Statutory Reports

REQUEST FOR: Approval of Reports Required by the NIFA Act, Public Authorities Law, Public Authorities Accountability Act of 2005, and Public Authorities Reform Act of 2009, and Authorization to Take Related Actions

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## **Background**

The NIFA Act, Public Authorities Law, Public Authorities Accountability Act of 2005, and the Public Authorities Reform Act of 2009, require that the Nassau County Interim Finance Authority (“Authority”) annually issue numerous reports. For convenience it was determined that the majority of these reports should be submitted to the Directors for review and approval as attachments to the Annual Report.

## **Discussion**

The 2014 Annual Report (“Report”) of the Authority is attached. The Report briefly discusses the structure, mission and accomplishments of the Authority through December 31, 2014. Attached to the Report, are the following:

- 1) Authority Report on Debt Issuance;
- 2) Audited Financial Statements for the Year Ended December 31, 2014 together with Independent Auditor’s Compliance Report on Investment Policies and Procedures;
- 3) Authority Report on Investments;
- 4) Authority Prompt Payment Report;
- 5) Authority Procurement Contracts Guidelines Report;
- 6) Authority Property Disposition Report;
- 7) Authority Mission Statement and Measurement Report;
- 8) Authority Code of Ethics;
- 9) Authority Act; and
- 10) Authority By-Laws.

The Audit and Internal Controls Committee (Directors Wright, Kaiman, Buran and Petracca) met on May 8, 2015 and reviewed and approved the Report and attachments and recommended that they be released to the entire Board for their review and approval.

## **Requested Action**

Review and approval of the foregoing Report and attachments, together with authorization to submit the Report and attachments, as required, and to take all related actions.

## **Attachments:**

Resolution

Nassau County Interim Finance Authority 2014 Annual Report

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RESOLUTION NO. 15-554

APPROVAL OF REPORTS REQUIRED BY THE NASSAU COUNTY INTERIM FINANCE AUTHORITY ACT, PUBLIC AUTHORITIES LAW, PUBLIC AUTHORITIES ACCOUNTABILITY ACT OF 2005, AND PUBLIC AUTHORITIES REFORM ACT OF 2009, AND AUTHORIZATION TO TAKE RELATED ACTIONS

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RESOLVED, that the materials presented to this meeting (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (“Authority”); and be it further

RESOLVED, that in accordance with the Materials, the 2014 Annual Report of the Authority is hereby approved together with all the attachments thereto including but not limited to:

1. Authority Report on Debt Issuance;
2. Audited Financial Statements for the Year Ended December 31, 2014 together with Independent Auditor’s Compliance Report on Investment Policies and Procedures;
3. Authority Report on Investments;
4. Authority Prompt Payment Report;
5. Authority Procurement Contracts Guidelines Report;
6. Authority Property Disposition Report;
7. Authority Mission Statement and Measurement Report; and
8. Authority Code of Ethics.

and be it further

RESOLVED, that the Chairman of the Authority or his designees(s) be, and each of them hereby is, authorized in the name and on behalf of the Authority to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider necessary or proper to effectuate the foregoing and related actions.

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Jon Kaiman  
Chairperson

May 8, 2015



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# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Investment Guidelines

REQUEST FOR: Re-adoption of Investment Guidelines, and the Taking of Related Actions

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### **Background**

On June 18, 2014, the Directors reapproved the Nassau County Interim Finance Authority Investment Guidelines (“Guidelines”), as amended. The Guidelines govern the investment and reinvestment of the funds of the Nassau County Interim Finance Authority (the “Authority”) and the sale and liquidation of investments, as well as the monitoring, maintenance, accounting, reporting and internal controls by and of the Authority with respect thereto. Section 2925 of the Public Authorities Law requires annual review and approval of the Guidelines by the Authority.

### **Discussion**

The Guidelines need to be reviewed and approved annually by the Directors. No new changes are recommended at this time.

The Audit and Internal Controls Committee (Directors Wright, Kaiman, Buran, and Petracca) met on May 8, 2015 and reviewed and approved the Investment Guidelines and recommended that they be released to the entire Board for their review and approval.

### **Requested Action**

Review and approval of the attached Guidelines, and the taking of related actions.

### **Attachments:**

Resolution

Nassau County Interim Finance Authority Investment Guidelines

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RESOLUTION NO. 15-555

### RE-ADOPTION OF INVESTMENT GUIDELINES AND THE TAKING OF RELATED ACTIONS

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RESOLVED, that the materials presented to this meeting (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that the Investment Guidelines, which are annexed to the Materials, are found to be satisfactory and are hereby re-adopted; and be it further

RESOLVED that the Chairman of the Authority or his designees(s) be, and each of them hereby is, authorized in the name and on behalf of the Authority to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider necessary or proper to effectuate the foregoing and related actions.

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Jon Kaiman  
Chairperson

May 8, 2015

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**  
**INVESTMENT GUIDELINES**  
**(Readopted September 12, 2003)**  
**(Readopted June 22, 2004)**  
**(Readopted, as amended, June 16, 2005)**  
**(Readopted May 4, 2006)**  
**(Readopted, as amended May 2, 2007)**  
**(Readopted June 18, 2008)**  
**(Readopted May 28, 2009)**  
**(Readopted April 22, 2010)**  
**(Readopted April 20, 2011)**  
**(Readopted May 17, 2012)**  
**(Readopted June 5, 2013)**  
**(Readopted June 18, 2014)**  
**(Readopted May 8, 2015)**

**Introduction**

These investment guidelines (“Guidelines”) are adopted as required by Section 2925 of the New York Public Authorities Law.

**ARTICLE ONE**

Definitions

As used herein the terms set forth below are defined as follows:

- 1.1 "Authority" or “NIFA” means the Nassau County Interim Finance Authority, a corporate governmental agency and instrumentality of the State of New York, constituting a public benefit Corporation, established pursuant to Chapter 84 of the Laws of 2000 of the State of New York.
- 1.2 "Comptroller" means the State Comptroller.
- 1.3 "Investment Funds" means all monies and financial resources available for investment by the Authority, other than proceeds of bonds issued by the Authority.
- 1.4 "Repurchase Agreement" means a repurchase agreement satisfying the requirements set forth in Article 4 herein.

1.5 "Securities" means any or all of the investment obligations of the categories described in Section 4.1 of Article 4 herein.

1.6 "State" means the State of New York.

## **ARTICLE TWO**

### Scope

These guidelines shall govern the investment and reinvestment of Investment Funds and the sale and liquidation of investments, as well as the monitoring, maintenance, accounting, reporting and internal controls by and of the Authority with respect to such investment, sale, reinvestment and liquidation.

## **ARTICLE THREE**

### Investment Objectives

The Authority's investment activities shall have as their first and foremost objective the safeguarding of the principal amount of the Investment Funds. Additional considerations regarding the Authority's investment activities shall be liquidity of investments, realization of a reasonable return on investments and diversification of investments.

## **ARTICLE FOUR**

### Permissible Investments

4.1 The Authority may invest its Investment Funds in any and all of the following, if and to the extent permitted by statutes, regulations and bond resolutions applicable at the time of investment of such Investment Funds:

- a) obligations of the State or the United States government;
- b) obligations the principal and interest of which are guaranteed by the State or the United States government;
- c) certificates of deposit, whether negotiable or non-negotiable, and banker's acceptances (1) of any of the fifty largest banks in the United States which bank, at the time of investment, has an outstanding unsecured, uninsured and unguaranteed debt issue ranked in either of the two highest rating

categories of two nationally recognized independent rating agencies; or (2) the certificates of deposit are fully collateralized by obligations of the United States government or obligations the principal and interest of which are guaranteed by the United States government; or (3) the certificates of deposit are held in a “municipal” bank account and fully collateralized pursuant to General Municipal Law Section 10 and regulations of the Comptroller as the same shall be in effect from time to time, or (4) certificates of deposit in the amount of \$100,000 or less that are fully guaranteed by Federal Deposit Insurance.

- d) commercial paper of any bank or authority created under the laws of either the United States or any state of the United States which commercial paper, at the time of the investment, has received the highest rating of two nationally recognized independent rating agencies;
- e) bonds, debentures, or other evidences of indebtedness, issued or guaranteed at the time of the investment by the federal national mortgage association, federal home loan mortgage authority, student loan marketing association, federal farm credit system, or any other United States government sponsored agency, provided that at the time of the investment such agency receives, or its obligations receive, any of the three highest rating categories of two nationally recognized independent rating agencies;
- f) any bonds or other obligations of any state, or the United States of America or of any political subdivision thereof or any agency, instrumentality or local government unit of any such state or political subdivision which bonds or other obligations, at the time of the investment, have received any of the three highest ratings of two nationally recognized independent rating agencies;
- g) any repurchase agreement or other investment agreements with any bank or trust company organized under the laws of any state of the United States of America or any national banking association or government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York, which agreement is secured by any one or more of the securities described in paragraph (a), (b), or (e) of this subdivision which securities shall at all times have a market value of not less than 102% of the full amount of the repurchase agreement and be delivered to another bank or trust company organized under the laws of New York State or any national banking association domiciled in New York State, as custodian;
- h) reverse repurchase agreements with any bank or trust company organized under the laws of any state of the United States of America or any national banking association or government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York, which agreement is secured by any one or more of the securities described in paragraph (a), (b) or (e) of this subdivision which securities shall at all times have a market value of not less than the full amount of the repurchase agreement and be delivered to another bank or trust company organized under the laws of New York State or any national banking association domiciled in New York State, as custodian.

- i) investment agreements or guaranteed investment contracts with any financial institution whose senior long term debt obligations, or whose obligations under such an investment agreement or guaranteed investment contract are guaranteed by a financial institution whose senior long term debt obligations, have a rating (at the time such agreement or contract is entered into) in one of the three highest rating categories for comparable types of obligations by a rating agency;
- j) money market funds rated in one of the three highest rating categories for comparable types of obligations by a rating agency;

#### 4.2 Specific Requirements Regarding Certificates of Deposit

4.2.1 Collateral for a Certificate of Deposit. If a certificate of deposit is required to be collateralized pursuant to Section 2 of paragraph (c) of section 4.1 of these Guidelines, the collateral must be reviewed weekly to determine if the market value of the collateral equals or exceeds the principal amount of the uninsured portion of the certificate of deposit plus accrued interest. If the market value of the collateral is insufficient, the issuer of the certificate of deposit must exchange or add to the amount of collateral to bring its market value equal to or in excess of the uninsured portion of the principal amount of the certificate of deposit plus accrued interest.

4.2.2 Standard Terms for Certificate of Deposit Collateral Agreement. The Authority shall negotiate and enter into a written agreement with each bank (and custodian) from which it has obtained a certificate of deposit. Such written agreement shall, at a minimum, address the following concerns:

- (a) The frequency of the valuation of the collateral to market, as set forth above (such valuation shall be done at least weekly);
- (b) The right and ability of the bank to substitute like Investment Securities as collateral;
- (c) Description of events of default which would permit the Authority or its custodian to liquidate or purchase the underlying Investment Securities;
- (d) Description of the party who is to have title to the underlying Investment Securities during the term of the agreement; and
- (e) With respect to the custodial bank, the agreement shall also provide that the custodial bank takes possession of the Investment Securities as agent of the Authority and that the claims of the custodial bank are subordinate to those of the Authority.

4.3 Specific Requirements Governing Repurchase Agreements. Notwithstanding Section 4.1 hereof, the following shall also apply to Repurchase Agreements.

4.3.1 Placement. The placement of Repurchase Agreements may be distributed among several authorized firms as appropriate to reduce the level of risk. The investment limit set for

each such firm shall not be exceeded unless the Executive Director of the Authority makes a written finding that sufficient Securities are not available from other eligible firms. Not less frequently than once each year, the Authority's Executive Director shall review and, if appropriate, recommend adjustment of the investment limit for each eligible seller in light of such firm's current capitalization. All investment limit adjustments shall require the approval of the Treasurer and Executive Director.

- 4.2.2 Eligible Custodian Banks. To be eligible to hold the Securities which are the subject of a Repurchase Agreement, a custodial bank should be a member of the Federal Reserve Bank or maintain accounts with member banks to accomplish book-entry transfer of Securities to the credit of the Authority. Transfer of Securities, whether by book entry or physical delivery, should be confirmed in writing to the Authority by the custodial bank. The custodian should not be the same party that is selling the Securities. The Authority's Directors or their designee(s) must affirmatively find that a proposed custodial bank is financially sound before such bank may be eligible to perform custodial services for the Authority.
- 4.3.3 Maximum Maturity of Repurchase Agreements. Repurchase Agreements shall be limited to a maturity not to exceed thirty (30) days, or the Trustee will value the collateral securities no less frequently than monthly and will liquidate the collateral if any deficiency is not restored within five (5) business days of such valuation. Collateral securities shall have maturities not exceeding thirty (30) years.
- 4.3.4 Standard Terms for Repurchase Agreements. The Authority shall execute a master Repurchase Agreement with each broker-dealer which outlines the basic rights of both buyer and seller including:
- (a) The events of default which would permit the Authority to liquidate or purchase the underlying Securities;
  - (b) The relationship between parties to the agreement, which should ordinarily be purchaser and seller;
  - (c) A requirement that there be a written contract with the custodial bank outlining the responsibilities of the bank and the parties to the agreement. Such an agreement must provide, among other things, that the custodial bank will not make payment for the Securities until the bank actually receives them and that the custodial bank takes possession of the Securities exclusively for the Authority and that any claims of the custodial bank are subordinate to those of the Authority;
  - (d) Procedures which ensure that the Authority obtains a perfected security interest in the underlying Securities. The Authority or its custodian must take possession of the Securities being purchased by physical delivery or book entry. Furthermore, the written agreement shall contain a provision that, in the event a court of final jurisdiction construes the specific



Repurchase Agreement to be a loan, the seller shall be deemed to have granted the Authority a perfected security interest in the purchased Securities;

(e) The market value of the Securities purchased under a repurchase transaction must be at least equal to the purchase price. The value of the Securities must be monitored and marked to market on a daily basis. Additional Securities shall be required if market fluctuations cause the market value of the purchased Securities to become less than the purchase price.

## ARTICLE FIVE

### Operating Procedures

- 5.1 Authorized Officers and Employees. Only the following persons shall be authorized to make investment decisions on behalf of the Authority: the Chairman of the Authority's Directors; the Executive Director; the Treasurer; and the General Counsel, but only if designated in writing by the Treasurer. The implementation of such investment decisions by placement of purchase or sale orders or otherwise shall be effected only by the foregoing officers and employees and by such employees as may from time to time be designated in writing by the Treasurer.
- 5.1.1 The Authority's Investment Officer responsibilities are handled by the Treasurer and Deputy Treasurer.
- 5.2 Standards for the Qualification of Brokers, Dealers and Agents. Any bank or trust company organized under the laws of any state of the United States of America or any national banking association or government bond dealer which is authorized to do business in the State may become qualified by the Authority to transact purchases and sales of Securities (other than Repurchase Agreements) with the Authority. Factors to be considered in determining the qualification of such firms shall include the firm's capitalization, quality, size and reliability, the Authority's prior experience with the firm, the firm's level of expertise and prior experience with respect to the contemplated transaction. The determination of qualification shall be made by the Treasurer, who shall maintain a list of all such qualified firms.
- 5.3 Standards for the Qualification of Investment Advisors. For the purpose of rendering investment advice to the Authority, the Authority may qualify any bank or trust company organized under the laws of any state of the United States of America, any national banking association, and any partnership, authority, or person which is authorized to do business in the State.

The Authority also shall consider the additional criteria (other than capitalization) enumerated in the preceding paragraph.

5.4 Standards for the Qualification of Custodial Banks. To be eligible to hold Securities as collateral for an investment made by the Authority, a custodial bank should be a member of the Federal Reserve Bank or maintain accounts with member banks to accomplish book-entry transfer of Securities to the credit of the Authority. Transfer of Securities, whether by book entry or physical delivery, should be confirmed to in writing to the Authority by the custodial bank. The custodian should not be the same party that is selling the Securities. To be eligible to perform custodial services, the Authority's Directors or their designee(s) must affirmatively find that the proposed custodial bank is financially sound.

5.5 Competitive Bids; Negotiated Prices. In connection with the purchase and sale of Securities, for each transaction in excess of two and one-half million dollars (\$2,500,000.00) (or such other threshold dollar amount as the Treasurer may specify in writing), the Authority shall utilize competitive quotations. For each transaction which is equal to or less than two and one-half million dollars (\$2,500,000.00) (or such other threshold dollar amount as the Treasurer may specify in writing), the Authority may utilize either competitive quotations or negotiated prices. The foregoing shall not apply to the purchase of government securities at initial auction. A complete and continuous record of all quotes, solicited and received, shall be maintained by the Treasury Department.

For each transaction (other than the purchase of governmental securities at initial auction) in excess of two and one-half million dollars (or such other threshold dollar amount as the Treasurer may specify in writing), a minimum of three separate solicitations will be made on each direct purchase or sale of a Security (including a Repurchase Agreement). The transaction shall be awarded to the dealer(s) offering the highest yield or return, provided that, with respect to Repurchase Agreements, the amount of the investment with each individual firm does not exceed the investment limit referred to in Section 4.2.1 above.

5.6 Written Contracts and Confirmations. A written contract and/or a written confirmation shall be a required for each investment transaction. With respect to the purchase or sale of Securities other than Repurchase Agreements, the Authority shall not be required to enter into a formal written contract, provided that the Authority's oral instructions to its broker, dealer, agent, investment advisor or custodian with respect to such transactions are confirmed in writing at the earliest practicable moment. A written contract shall be required for each purchase and sale of a Repurchase Agreement.

5.7 Payment. Payment for investments shall be made only upon written confirmation of presentation of the physical Security, or in the case of book-entry form Securities, when credited for the custodian's account, which shall be segregated for NIFA's sole use. The custodian may act on oral instructions from an authorized officer of the Authority, such instructions to be confirmed in writing immediately by an authorized officer of the Custodian. Such collateral shall, on the date of purchase, be at least equal in market value to the amount of the investment.

5.8 Collateral. Except as specifically otherwise provided herein, the Authority's financial interest in its investments shall be fully secured or collateralized at all times in an amount not less than the original amount invested plus accrued, unpaid interest thereon. Only

Securities permissible for investment by the Authority pursuant to these Guidelines (other than Repurchase Agreements) may be accepted as collateral. Pledges of proportionate interests in pooled collateral shall not constitute acceptable collateral. In the case of certificates of deposit and demand and time deposits, collateral shall be provided for amounts in excess of the applicable limit of coverage provided by the Federal Deposit Insurance Authority. Collateral shall be maintained in the custody of the Authority or an approved third party custodian at all times. To assure that, at all times, the market value of said collateral is at least equal to the original amount invested plus all accrued, unpaid interest, collateral shall be marked to market at the time the investment is made and thereafter daily with respect to Repurchase Agreements and weekly with respect to certificates of deposit.

5.9 Operating Procedure Manual. The Authority's Treasurer shall prepare a Standard Operating Procedure Manual for placing, controlling and reporting of all investment activity which shall be consistent with these guidelines, be approved by the Authority's Executive Director and shall be consistent with the following:

- (a) Each disbursement of funds (and corresponding receipt of Securities) or delivery of Securities (and corresponding receipt of funds) should be based upon proper written authorization. If the authorization is initially given orally, there should be written or telegraphic confirmation from the Authority's authorized officer to the custodian;
- (b) The process of initiating, reviewing and approving requests to buy and sell Securities should be documented and retained for audit purposes. Dealer limits should be established and reviewed regularly;
- (c) Custodians must have prior authorization from the Authority to deliver obligations and collateral. All transactions must be confirmed in writing to the authority. Delivery of obligations sold should only be made upon receipt of funds;
- (d) Custodial banks should be required to report whenever activity has occurred in the Authority's custodial account;
- (e) There should be at least monthly verifications of both the principal amount and the market values of all investments and collateral. Appropriate listings should be obtained from the custodian and compared against the Authority's records;
- (f) A record of investments shall be maintained by the Authority's Treasurer. The records should identify the Security, the fund for which held, the place where kept, date of disposition and amount realized and the market value and custodian of collateral;
- (g) The establishment and maintenance of a system of internal controls;

- (h) Methods for adding, changing or deleting information contained in the investment record, including a description of the documents to be created and verification tests to be conducted;
- (i) A data base or record incorporating descriptions and amounts of investments, transaction dates, interest rates, maturities, bond ratings, market prices and related information necessary to manage the portfolio; and
- (j) Requirements for periodic reporting and a satisfactory level of accountability.

## **ARTICLE SIX**

### Reports and Audits

The following reports and audits shall be prepared in connection with the Authority's investment program.

- 6.1 Annual Investment Report. Within ninety (90) days after the close of each fiscal year of the Authority, the Chairman shall submit to the Directors and the Authority shall file with the State Division of the Budget, Comptroller, State Senate Finance Committee and Assembly Ways and Means Committee an annual investment report, prepared with the assistance of the Treasurer, which shall include the following:
- 1) The Investment Guidelines required by Section 2925(3) of the Public Authorities Law and any amendments to such guidelines since the last investment report;
  - 2) An explanation of the Investment Guidelines and amendments;
  - 3) The results of the Annual Investment Audit (described below);
  - 4) The investment income record of the Authority; and
  - 5) A list of the total fees, commissions or other charges paid to each investment banker, broker, agent, dealer and advisor rendering investment associated services to the Authority since the date of the last investment report.
  - 6) Quarterly investment reporting to the Board. - A quarterly investment report is required under the Public Authority Law of 2005 and will be distributed to the NIFA board members
- 6.2 Annual Investment Audit. Each year, the Authority shall cause its independent auditors to conduct an audit (the "Annual Investment Audit") regarding the Authority's investments.

(The Authority's financial statements with respect to investments, which are required to be prepared in conformance with generally accepted accounting principles for governments ("GAAP"), should contain all of the note disclosures on deposits with financial institutions and investments required by the Governmental Accounting Standards Board Statements No. 3 "Deposits with Financial Institutions, Investments (including Repurchase Agreements), and Reverse Repurchase Agreements" dated April 1986), as amended or supplemented. The Annual Investment Audit:

- 1) Shall determine whether: the Authority complies with its own investment policies; investment assets are adequately safeguarded; adequate accounts and records are maintained which accurately reflect all transactions and report on the disposition of the Authority's assets; and a system of adequate internal controls is maintained.
- 2) Shall determine whether the Authority has complied with applicable laws, regulations and State Comptroller's Investment Guidelines; and
- 3) Should be designed to the extent practical to satisfy both the common interest of the Authority and the public officials accountable to others.

6.3 Annual Investment Audit Report. The results of the Annual Investment Audit shall be set forth in a report (the "Annual Investment Audit Report") which shall include without limitation:

- 1) verification of collateral;
- 2) a description of the scope and objectives of the audit;
- 3) a statement that the audit was made in accordance with generally accepted government auditing standards;
- 4) a description of any material weaknesses found in the internal controls;
- 5) a description of all non-compliance with the Authority's investment policies as well as applicable laws, regulations and the State Comptroller's Investment Guidelines;
- 6) a statement of positive assurance of compliance on the items tested and negative assurance on those items not tested;
- 7) a statement on any other material deficiency or finding identified during the audit not covered in (6) above;
- 8) a report on the status of any swaps entered into by the Authority in accordance with it "Interest Rate Swap Policy", as the same shall be amended from time to time, and
- 9) recommendations, if any, with respect to amendment of these Guidelines.

The Annual Investment Audit Report shall be filed within ninety (90) days after the close of the Authority's fiscal year with the Coordinator of Public Authority Programs, Office of the State Comptroller, 110 State Street, Albany, NY 12236.

6.4 Web site Posting A quarterly investment report is required under the Public Authority Law of 2005 and will be distributed to the NIFA board members and posted on the Authorities web site

## **ARTICLE SEVEN**

### Affirmative Action

A program of Affirmative Action shall apply with respect to NIFA's corporate investment activities. NIFA shall seek to encourage participation by minority and women-owned financial services firms in the conduct of NIFA's corporate investment activities.

## **ARTICLE EIGHT**

### Miscellaneous

- 8.1 In connection with the Annual Investment Audit, each year the Authority shall review these Guidelines to determine whether the Authority shall amend or otherwise update these Guidelines.
- 8.2 The Authority's policy regarding conflicts of interest shall be followed regarding the investment of funds.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Procurement Contracts Guidelines

REQUEST FOR: Re-Adoption of Amended Procurement Contracts Guidelines and the Taking of Related Actions

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### **Background**

The Directors last approved the Nassau County Interim Finance Authority Procurement Contracts Guidelines, as amended (the “Guidelines”) on September 10, 2014. The Guidelines govern the formal policies and procedures regarding the use, awarding, monitoring, and reporting of procurement contracts, which are agreements for the acquisition of goods or services of any kind. Section 2879 of the Public Authorities Law requires annual review and approval of the Guidelines.

### **Discussion**

The Guidelines need to be reviewed and approved annually by the Directors. No new changes are recommended at this time.

### **Requested Action**

Review and approval of the attached Guidelines, and the taking of related actions.

### **Attachments:**

Resolution

Nassau County Interim Finance Authority Guidelines Regarding the Use, Awarding, Monitoring and Reporting of Procurement Contracts

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RESOLUTION NO. 15-556

### RE-ADOPTION OF PROCUREMENT CONTRACTS GUIDELINES AND THE TAKING OF RELATED ACTIONS

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RESOLVED, that the materials presented to this meeting (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that the “Nassau County Interim Finance Authority Guidelines Regarding the Use, Awarding, Monitoring and Reporting of Procurement Contracts,” (the “Procurement Guidelines”), which are annexed to the Materials, are hereby re-adopted; and be it further

RESOLVED, that the Chairman of the Authority or his designees(s) be, and each of them hereby is, authorized in the name and on behalf of the Authority to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider necessary or proper to effectuate the foregoing and, as deemed necessary, make non-material exceptions to said Procurement Guidelines, and to take related actions; and be it further

RESOLVED, that all actions previously taken by the Chairman at the Authority, or his designees, in furtherance of the foregoing are hereby ratified and approved.

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Jon Kaiman  
Chairperson

May 8, 2015



**NASSAU COUNTY INTERIM FINANCE AUTHORITY  
GUIDELINES REGARDING THE USE, AWARDING, MONITORING  
AND REPORTING OF PROCUREMENT CONTRACTS**

(Effective June 13, 2000)  
(Amended March 11, 2002)  
(Re-adopted September 12, 2003)  
(Re-adopted June 22, 2004)  
(Re-adopted (as amended) June 16, 2005)  
(Re-adopted May 4, 2006)  
(Re-adopted May 2, 2007)  
(Re-adopted-June 18, 2008)  
(Re-adopted (as amended) May 28, 2009)  
(Re-adopted April 22, 2010)  
(Re-adopted April 20, 2011)  
(Re-adopted May 17, 2012)  
(Re-adopted June 5, 2013)  
(Re-adopted June 18, 2014)  
(Re-adopted (as amended) September 10, 2014)  
(Re-adopted May 8, 2015)

ARTICLE I

STATEMENT OF PURPOSE

101. These Nassau County Interim Finance Authority Guidelines Regarding the Use, Awarding, Monitoring and Reporting of Procurement Contracts (“Guidelines”) are adopted pursuant to the provisions of the Act and Section 2879 of the Public Authorities Law and shall be reviewed and approved by a quorum of the Authority’s Directors at least annually.

ARTICLE II

DEFINITION OF TERMS

201. Definitions. The following terms shall, for purposes of these Guidelines, have the following meanings unless the context shall clearly indicate some other meaning:

“Act” shall mean Chapter 84 of the Laws of 2000, as amended or supplemented.

“Authority” or “NIFA” shall mean the Nassau County Interim Finance Authority.

“Officer” shall mean any person so designated by the Directors of the Authority.

“Procurement Contract” or “Contract” means any written agreement of the Authority for the acquisition of goods or services of any kind in the actual or estimated amount of \$15,000, or more.

### ARTICLE III

#### TYPES OF SERVICES FOR PROCUREMENT

301. The areas of responsibility and oversight requiring Procurement Contracts for personal services include, but are not limited to the performance of legal, accounting, management consulting, investment, banking, planning, training, statistical, research, public relations, architectural, engineering, construction, surveying, or other services of a consulting, professional or technical nature for a fee, commission or other compensation by a person or persons who are not providing such services as officers or employees of NIFA (“Personal Service(s)”).

The reasons for use of Procurement Contracts for Personal Service include, but are not limited to:

- a. Requirements of special expertise or unusual qualifications;
- b. Nature, magnitude complexity of services required;
- c. Lack of sufficient in-house resources, support staff, specialized facilities or equipment;
- d. Lower cost;
- e. Short term need for the services;
- f. Infrequent need for the services; and
- g. Distance of the location or locations where the services must be performed from the Authority offices or facilities.

302. Procurement Contracts for Goods

The types of goods requiring Procurement Contracts include:

- a. Goods needed in order to proceed with a project of NIFA; and

- b. Goods needed in order to support the administrative needs of NIFA.

#### ARTICLE IV

##### SELECTION OF PERSONAL SERVICE CONTRACTORS

#### 400. Selection Criteria

Except as specifically waived in accordance with the provisions of these Guidelines, the Act, State law, rules or regulations, Procurement Contracts shall be awarded as follows:

##### 1. General Policy

Procurement Contracts are to be awarded to persons/firms on a competitive basis to the maximum extent possible.

- a. Such awards are to be made after notice is published in the New York State Contract Reporter and after the solicitation of proposals obtained from at least three qualified persons/firms; however, this requirement shall be waived if there is already a vendor or vendors for such service(s) on the approved vendor list of the New York State Office of General Services.
- b. Such NIFA requests for proposals shall be preceded, where possible, by the preparation of reasonable cost estimates for such Contracts. Such cost estimates shall be the responsibility of the NIFA staff members initiating such requests for proposals.
- c. All proposals should be received at one designated location within the initiating department, and immediately should be stamped with the date and time of receipt.
- d. When appropriate, written selection criteria shall be prepared for each Contract, which shall include price as an important factor to be considered in the selection process. Analysis of the proposals and/or bids submitted and the award of the Contract shall be documented in reasonable detail. Awards to other than the low bidder shall include in such documentation the reason the low bidder was not selected.
- e. The initiator shall ensure that documentation related to proposals and/or bids and awards are maintained for not less than two years after completion of the services contracted for.

401. Advertisement Requirements

The solicitation of bids, proposals or submissions of qualification data for Personal Service contracts shall be made by the Authority in a manner determined by an authorized Officer of the Authority to be the most cost effective for providing reasonable competition for the Authority's Personal Service contracts while also promoting State business enterprises where possible, practical, feasible and consistent with open bidding. This may include advertisement in appropriate newspapers or trade journals, direct mailings to firms considered qualified and such other outreach mechanisms as are consistent with the policy of these Guidelines and as directed in section 2879 of the Public Authorities Law. Notice of Procurement Contracts opportunities must also be advertised in the State's New York State Contract Reporter.

402. Term

All contracts for Personal Services shall be limited to a maximum of one year unless the Authority Directors by resolution determine that a longer period for a particular contract is in the best interest of the Authority. Contracts for legal services and financial advice services shall not be longer than five years, including the initial contract period and any contract extensions approved by the Directors of the Authority.

403. Waiver of Selection Criteria

Procurement Contracts may be awarded without notice being published in the New York State Contract Reporter to persons/firms on a sole source or single source basis only on the written approval of the Executive Director or the Directors of NIFA. That approval will only be granted where the initiator can demonstrate:

- a. Emergency or other extraordinary circumstances exist which make competition impracticable or inappropriate; or
- b. Only one source for the goods or services is available; or
- c. Specialized services are required for which a certain person/firm's expertise is unique or such person/firm has greatly superior qualifications to perform the services at a cost that is determined to be fair and reasonable.

The initiator shall ensure that documentation related to the reason for awarding the contract on a sole source or single source basis and for not publishing notice in the New York State Contract Reporter is maintained for not less than two years after completion of the services contracted for.

404. Approval Process

The NIFA Directors shall approve the award of all Procurement Contracts for Personnel Services, regardless of the amount of said contract.

ARTICLE V

SELECTION OF VENDORS AND SUPPLIERS FOR THE  
PURCHASE OF GOODS

501. Except as provided by the Act, State law, rules or regulations, in the procurement of furniture, equipment, supplies and other goods for the Authority, the Authority shall perform the following tasks:

- a. Establish a realistic furniture, equipment and supplies budget.
- b. Place advertisements for goods and service in the same manner as described in 401 of these Guidelines.
- c. Perform a comparative pricing and cost analysis for each item needed, including prices of those items, which are available through the State Office of General Service contracts.
- d. Prepare contracts and/or purchase orders for the acquisition of all commodities. Use of State contracts is preferable when the items are available at lower costs.
- e. Monitor vendors for quality control and timely deliveries.
- f. Verify the quantities received and the quality of the products in light of the specifications, and monitor the vendor invoices for timely payments.
- g. If the estimated cost of the goods exceeds \$15,000 or more, a competitive bidding procedure will be followed.

ARTICLE VI

MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISE  
PARTICIPATION

601. The Authority shall, in order to promote the use of minority and women-owned enterprises in Procurement Contracts, solicit offers from minority and women-owned business enterprises known to have experience in the area of the goods or service to be provided, all in accordance with the NIFA Act and State and Federal laws and regulations.

ARTICLE VII

POLICIES TO PROMOTE THE PARTICIPATION BY NEW YORK  
BUSINESS ENTERPRISES AND NEW YORK STATE RESIDENTS IN  
PROCUREMENT CONTRACTS

701. The Authority shall comply with the Act and the State Omnibus Procurement Law when applicable.

ARTICLE VIII

PROVISIONS MADE A PART OF SERVICE CONTRACTS

801. Provisions to be contained in Personal Service contracts shall include but not be limited to:
- a. Scope of services;
  - b. Contract price or fee structure;
  - c. Method or basis of payment;
  - d. Use of the Authority's supplies;
  - e. Use of the Authority's personnel
  - f. Term of the contract; and
  - g. The Authority's Schedule A, "Conditions Applicable to NIFA Agreements with Law Firms and other Consultants" which Schedule is made a part of these Guidelines.

ARTICLE IX

PROCUREMENT CONTRACTS WITH FORMER OFFICERS OR  
EMPLOYEES OF THE AUTHORITY

901. The Authority may not enter into Procurement Contracts with former Officers or employees of the Authority or former employees of New York State who provided services to the Authority, where such Contracts would be in contravention of law, would create a conflict of interest or may create the appearance of impropriety.

#### ARTICLE X

##### REPORTS TO THE DIRECTORS CONCERNING PROCUREMENT CONTRACTS

1001. The Authority shall annually prepare for approval by the Directors and public availability a report on Procurement Contracts as of the end of each fiscal year summarizing procurement activity by the Authority for the period of the report, including a listing of all Contracts entered into, the selection process used to select such Contractors and the status of existing Procurement Contracts. NIFA's Executive Director shall also prepare, on an annual basis, a report for submission to:

- a. The Division of Budget;
- b. The Department of Audit and Control;
- c. The Senate Finance Committee;
- d. The Assembly Ways and Means Committee;
- e. The Department of Economic Development; and
- f. Members of the public (upon receipt of reasonable requests therefore),

which shall include the Guidelines, amendments thereto, and an explanation thereof.

#### ARTICLE XI

##### ANNUAL REVIEW AND APPROVAL OF GUIDELINES

1101. The Directors shall annually review and approve these Guidelines.

#### ARTICLE XII

##### AMENDMENT OF GUIDELINES

1201. The Authority may, from time to time, amend by resolution, these Guidelines.

#### ARTICLE XIII

EFFECT OF NONCOMPLIANCE WITH GUIDELINES

1301. Failure by the Authority to comply with provisions of these Guidelines shall not be deemed to alter, affect the validity of, modify the terms of or impair any contract or agreement for the procurement of goods or services.

Attachment: Schedule A



**SCHEDULE A**

**STANDARD CLAUSES FOR NIFA CONTRACTS**

For the purposes of this Schedule A, the Nassau County Interim Finance Authority is hereinafter referred to as "NIFA."

The parties to the attached contract, license, lease, amendment or other agreement of any kind (hereinafter, "the contract" or "this contract") agree to be bound by the following clauses which are hereby made a part of the contract (the word "Contractor" herein refers to any party other than NIFA, whether a contractor, consultant, licensor, licensee, lessor, lessee or other party):

**SUPERVISION BY NIFA.** The services to be performed by Consultant under this Agreement shall be subject to the general supervision and direction of NIFA provided that neither NIFA's exercise nor failure to exercise such supervision and direction shall relieve the Consultant of any of its obligations or responsibilities for its acts or failure to act pursuant to this Agreement.

**CONSULTANT'S PERSONNEL.** The Consultant shall designate in writing to NIFA one individual, satisfactory to NIFA, who shall be responsible for coordinating all of the services to be rendered by the Consultant and who shall be NIFA's normal point of contact with the Consultant on matters relating to such services. Such individual shall be replaced upon NIFA's written request.

**APPROVAL OF SUBCONSULTANTS.** The Consultant shall not employ, contract with or use the services of any consultant, special contractors, or other third parties (collectively "Subconsultant") in connection with the performance of its obligations under this Agreement without the prior written consent of NIFA. The Consultant shall inform NIFA in writing of the name, proposed service to be rendered, and compensation of the Subconsultant, and of any interest it may have in the proposed Subconsultant.

**CONSULTANT AS INDEPENDENT CONTRACTOR.** Notwithstanding any other provisions of this Agreement, the Consultant's status (and that of any Subconsultant) shall be that of an independent contractor and not that of an agent or employee of NIFA. Accordingly, neither the Consultant nor any Subconsultant shall hold itself out as, or claim to be acting in the capacity of an employee, or agent of NIFA.

**CONFLICT-OF-INTEREST.** The Consultant represents that:

(a) The Consultant has not now, and will not acquire, any interest, direct or indirect, present or prospective, in the project to which the Consultant's work relates or the real estate which is the subject of the project, or in the immediate vicinity thereof and has not employed and will not knowingly employ in connection with work to be performed hereunder, any person or entity having any such interest during the term of this Agreement.

(b) No officer, employee, agent or director of NIFA, or any of its subsidiaries shall be admitted to any share or part hereof or to any benefit to arise here from.

(c) No officer, employee, agent or director of NIFA, or any of its subsidiaries shall participate in any decision relating to this Agreement which affects his personal interest or the interests of any corporation, partnership, or association in which he is directly or indirectly interested; nor shall any officer, agent, director or employee of NIFA, or any of its subsidiaries have any interest, direct or indirect, in this Agreement or the proceedings thereof.

**CONSULTANT TO COMPLY WITH LEGAL REQUIREMENTS.** The Consultant in performing its obligations and in preparing all documents required under this Agreement shall comply with all material applicable laws and regulations. All provisions required by such laws and regulations to be included in this Agreement shall be deemed to be included in this Agreement with the same effect as if set forth in full.

**NO ASSIGNMENT WITHOUT CONSENT.** The Consultant agrees that:

(a) It is prohibited from assigning, transferring or otherwise disposing of this Agreement, or of its rights or interests therein, or its power to execute such agreement to any person, company, partnership, or corporation, without the previous written consent of NIFA;

(b) If the prohibition of this Section be violated, NIFA may revoke and annul this Agreement and NIFA shall be relieved from any and all liability and obligations hereunder to the Consultant and to the person, company, partnership or corporation to whom such assignment, transfer or other disposal shall have been made and the Consultant and such assignee or transferee shall forfeit and lose all the money theretofore earned under this Agreement.

**ENTIRE AGREEMENT/AMENDMENT.** This Agreement constitutes the entire Agreement between the parties hereto and no statement, promise, condition, understanding, inducement, or representation, oral or written, expressed or implied, which is not contained herein shall be binding or valid and this Agreement shall not be changed, modified or altered in any manner except by an instrument in writing executed by the parties hereto.

**CONFIDENTIALITY.** Consultant hereby agrees that all data, recommendations, reports and other materials developed in the course of this study are strictly confidential between Consultant and NIFA and Consultant may not at any time reveal or disclose such data, recommendations or reports in whole or in part to any third party without first obtaining permission from NIFA, other than as required by law. Notwithstanding the preceding sentence, Consultant shall cooperate fully with such third parties as NIFA may designate by written request. Such cooperation shall include making available to such parties, data, information and reports used or developed by Consultant in connection with this study.

**INDEMNIFICATION.** Notwithstanding anything to the contrary contained herein, Consultant shall be

responsible for all injuries to persons, including death, or damage to property sustained while performing or resulting from the work under this Agreement, if and to the extent the same results from any act, omission, negligence, fault or default of Consultant or Sub consultants, or their employees, agents, servants, independent contractors or subcontractors retained by Consultant pursuant to this Agreement. Consultant agrees to defend, indemnify and hold the indemnities (the State of New York and NIFA) harmless from any and all claims, judgments and liabilities, including but not limited to, claims, judgments and liabilities for injuries to persons (including death) and damage to property, if and to the extent the same results from any act, omission, negligence, fault or default of Consultant or its Sub consultants, or their agents, employees, servants, independent contractors and subcontractors and from any claims against, or liability incurred by the indemnities by reason of claims against Consultant or its Sub consultants, or their employees, agents, servants, independent contractors and subcontracts for any matter whatsoever in connection with the services performed under this Agreement, including, but not limited to, claims for compensation, injury or death, and agree to reimburse the indemnities for reasonable attorneys' fees incurred in connection with the above. Consultant shall be solely responsible for the safety and protection of all its Sub consultants, or the employees, agents, servants, independent contractors, or subcontractors of Consultant or its Sub consultants, and shall assume all liability for injuries, including death, that may occur to said persons due to the negligence, fault or default of Consultant, its Sub consultants, or their respective agents, employees, servants, independent contractors or subcontractors.

This indemnification provision shall survive the expiration or earlier termination of this Agreement.

**WORKER'S COMPENSATION BENEFITS.** In accordance with Section 142 of the State Finance Law, this Agreement shall be void and of no force and effect unless Contractor provides and maintains coverage during the life of this Agreement for the benefit of such employees as are required to be covered by the provisions of the Workers' Compensation Law.

**NON-DISCRIMINATION REQUIREMENTS.** Contractor shall comply with Article 15 of the Executive Law (also known as the Human Rights Law) and all other State and Federal statutory and constitutional non-discrimination provisions, the Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex (including gender identity or expression), national origin, sexual orientation, age, disability, genetic predisposition or carrier status, or marital status. Furthermore, in accordance with Section 220-e of the Labor Law, if this is a contract for the construction, alteration or repair of any public building or public work or for the manufacture, sale or distribution of materials, equipment or supplies, and to the extent that this contract shall be performed within the State of New York, Contractor agrees that neither it nor its subcontractors shall, by reason of race, creed, color, disability, sex, or national origin: (a) discriminate in hiring against any New York State citizen who is qualified and available to perform the work; or (b) discriminate against or intimidate any employee hired for the performance of work under this contract. If this is a building service contract as defined in Section 230 of the Labor Law, then, in accordance with Section 239 thereof, Contractor agrees that neither it nor its subcontractors shall by reason of race, creed, color, national origin, age, sex or disability: (a) discriminate in hiring against any New York State citizen who is qualified and available to perform the work; or (b) discriminate against or intimidate any employee hired for the performance of work under this contract. Contractor is subject to fines of \$50.00 per person per day for any violation of Section 220-e or Section 239 as well as possible termination of this contract and forfeiture of all moneys due hereunder for a second or subsequent violation.

**WAGE AND HOURS PROVISIONS.** If this is a public work contract covered by Article 8 of the Labor Law or a building service contract covered by Article 9 thereof, neither Contractor's employees nor the employees of its subcontractors may be required or permitted to work more than the number of hours or days stated in said statutes, except as otherwise provided in the Labor Law and as set forth in prevailing wage and supplement schedules issued by the State Labor Department. Furthermore, Contractor and its subcontractors must pay at least the prevailing wage rate and pay or provide the prevailing supplements, including the premium rates for overtime pay, as determined by the State Labor Department in accordance with the Labor Law and shall comply with all requirements set forth in Article 8 or Article 9 of the Labor Law whichever Article applies. Additionally, effective April 28, 2008, if this is a public work contract covered by Article 8 of the Labor Law, the Contractor understands and agrees that the filing of payrolls in a manner consistent with Subdivision 3-a of Section 220 of the Labor Law shall be a condition precedent to payment by the State of any State approved sums due and owing for work done upon the project.

**NON-COLLUSIVE BIDDING CERTIFICATION.** In accordance with Section 2878 of the Public Authorities Law, if this contract was awarded based upon the submission of bids, Contractor warrants, under penalty of perjury, that its bid was arrived at independently and without collusion aimed at restricting competition. Contractor further warrants that, at the time Contractor submitted its bid, an authorized and responsible person executed and delivered to NIFA a non-collusive bidding certification on Contractor's behalf.

**INTERNATIONAL BOYCOTT PROHIBITION.** In accordance with Section 220-f of the Labor Law and Section 139-h of the State Finance Law, if this contract exceeds \$5,000, Contractor agrees, as a material condition of the contract, that neither Contractor nor any substantially owned or affiliated person, firm, partnership or corporation has participated, is participating, or shall participate in an international boycott in violation of the federal Export Administration Act of 1979 (50 USC app. Sections 2401 et seq.) or regulations thereunder. If such Contractor, or any of the aforesaid affiliates of Contractor, is convicted or is otherwise found to have violated said laws or regulations upon the final determination of the United States Commerce Department or any other appropriate agency of the United States subsequent to the contract's execution, such contract, amendment or modification thereto shall be rendered forfeit and void. Contractor shall so notify the State Comptroller within five (5) business days of such conviction, determination or disposition of appeal (2NYCRR 105.4).

**SET-OFF RIGHTS.** NIFA shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, NIFA's option to withhold for the purposes of set-off any moneys due to Contractor under this contract up to any amounts due and owing to NIFA with regard to this contract, any other contract with NIFA, including any contract for a term commencing prior to the term of this contract, plus any amounts due and owing to NIFA for any other reason including, without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. NIFA shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by NIFA, its representatives, or the State Comptroller.

**RECORDS.** Contractor shall establish and maintain complete and accurate books, records, documents, accounts and other evidence directly pertinent to performance under this contract (hereinafter, collectively, "the Records"). The Records must be kept for six (6) years following the expiration or earlier termination of the contract. The State Comptroller, the Attorney General and any other person or entity

authorized to conduct an examination, as well as the agency or agencies involved in this contract, shall have access to the Records during normal business hours at an office of Contractor within the State of New York or, if no such office is available, at a mutually agreeable and reasonable venue within the State, for the term specified above for the purposes of inspection, auditing and copying. NIFA shall take reasonable steps to protect from public disclosure any of the Records which are exempt from disclosure under Section 87 of the Public Officers Law (the "Statute") provided that: (i) Contractor shall timely inform NIFA in writing, that said records should not be disclosed; and (ii) said records shall be sufficiently identified; and (iii) designation of said records as exempt under the Statute is reasonable. Nothing contained herein shall diminish, or in any way adversely affect, the State's right to discovery in any pending or future litigation.

**DISCLOSURE OF NIFA RECORDS OR INFORMATION.** If any third party requests that Contractor disclose NIFA records or information, as defined in subdivision 4 of section 86 of the Public Officers Law, Contractor shall notify NIFA of such request and NIFA shall determine, in accordance with Chapter 39 of the Laws of 2010, whether such NIFA records or information may be disclosed.

**CONFLICTING TERMS.** In the event of a conflict between the terms of the contract (including any and all attachments thereto and amendments thereof) and the terms of this Appendix A, the terms of this Appendix A shall control.

**GOVERNING LAW.** This contract shall be governed by the laws of the State of New York except where the Federal supremacy clause requires otherwise.

**LATE PAYMENT.** Timeliness of payment and any interest to be paid to Contractor for late payment shall be governed by Section 2880 of the Public Authorities Law and the guidelines adopted by NIFA thereto.

**SERVICE OF PROCESS.** In addition to the methods of service allowed by the State Civil Practice Law & Rules ("CPLR"), Contractor hereby consents to service of process upon it by registered or certified mail, return receipt requested. Service hereunder shall be complete upon Contractor's actual receipt of process or upon the State's receipt of the return thereof by the United States Postal Service as refused or undeliverable. Contractor must promptly notify the State, in writing, of each and every change of address to which service of process can be made. Service by the State to the last known address shall be sufficient. Contractor will have thirty (30) calendar days after service hereunder is complete in which to respond.

**PROHIBITION ON PURCHASE OF TROPICAL HARDWOODS.** Contractor certifies and warrants that all wood products to be used under this contract award will be in accordance with, but not limited to, the specifications and provisions of State Finance Law §165 (Use of Tropical Hardwoods) which prohibits purchase and use of tropical hardwoods, unless specifically exempted, by the State or any governmental agency or political subdivision or public benefit corporation. Qualification for an exemption under this law will be the responsibility of Contractor to establish to meet with the approval of the State. In addition, when any portion of this contract involving the use of woods, whether supply or installation, is to be performed by any subcontractor, Contractor will indicate and certify in the submitted bid proposal that the subcontractor has been informed and is in compliance with specifications and provisions regarding use of tropical hardwoods as detailed in §165 State Finance Law. Any such use must meet with the approval of

the State; otherwise, the bid may not be considered responsive. Under bidder certifications, proof of qualification for exemption will be the responsibility of Contractor to meet with the approval of the State.

In addition, when any portion of this contract involving the use of woods, whether supply or installation, is to be performed by any subcontractor, the prime Contractor will indicate and certify in the submitted bid proposal that the subcontractor has been informed and is in compliance with specifications and provisions regarding use of tropical hardwoods as detailed in §165 State Finance Law. Any such use must meet with the approval of the State; otherwise, the bid may not be considered responsive. Under bidder certifications, proof of qualification for exemption will be the responsibility of the Contractor to meet with the approval of the State.

**MACBRIDE FAIR EMPLOYMENT PRINCIPLES.** In accordance with the MacBride Fair Employment Principles (Chapter 807 of the New York Laws of 1992), Contractor hereby stipulates that Contractor either (i) has no business operations in Northern Ireland, or (ii) shall take lawful steps in good faith to conduct any business operations in Northern Ireland in accordance with the MacBride Fair Employment Principles (as described in Article 165 of, the New York State Finance Law), and shall permit independent monitoring of compliance with such principles.

**OMNIBUS PROCUREMENT ACT OF 1992.** It is the policy of New York State to maximize opportunities for the participation of New York State business enterprises, including minority and women-owned business enterprises as bidders, subcontractors and suppliers on its procurement contracts. Information on the availability of New York State subcontractors and suppliers is available from:

NYS Department of Economic Development  
Division for Small Business  
30 South Pearl St – 7<sup>th</sup> Floor  
Albany, New York 12245  
Telephone: 518-292-5220  
Fax: 518-292-5884  
<http://www.empire.state.ny.us>

A directory of certified minority and women-owned business enterprises is available from:

NYS Department of Economic Development  
Minority and Women's Business Development Division  
30 South Pearl St – 2<sup>nd</sup> Floor  
Albany, New York 12245  
Telephone: 518-292-5250  
Fax: 518-292-5803  
<http://www.empire.state.ny.us>

The Omnibus Procurement Act of 1992 requires that by signing this Agreement, Contractor certifies that:  
(a) Contractor has made commercially reasonable efforts to encourage the participation of New York State Business Enterprises as suppliers and subcontractors, including certified minority and woman-owned business enterprises, on this Project, and has retained the documentation of these efforts to be provided upon request to the State;

- (b) Contractor has complied with the Federal Equal Opportunity Act of 1972 (P.L. 92–261), as amended; and
- (c) Contractor agrees to make commercially reasonable efforts to provide notification to New York State residents of employment opportunities on this Project through listing any such positions with the Job Service Division of the New York State Department of Labor, or providing such notification in such manner as is consistent with existing collective bargaining contracts or agreements. Contractor agrees to document these efforts and to provide said documentation to the State upon request.
- (d) Contractor acknowledges that the State may seek to obtain offset credits from foreign countries as a result of this contract and agrees to cooperate with the State in these efforts.

**RECIPROCITY AND SANCTIONS PROVISIONS.** Contractor is hereby notified that if its principal place of business is located in a state that penalizes New York State vendors, and if the goods or services it offers are substantially produced or performed outside New York State, the Omnibus Procurement Act 1994 amendments (Chapter 684, Laws of 1994) require that Contractor be denied contracts which it would otherwise obtain. NOTE: As of May 15, 2002, the list of discriminatory jurisdictions subject to this provision includes the states of South Carolina, Alaska, West Virginia, Wyoming, Louisiana and Hawaii. Contact NYS Department of Economic Development for a current list of jurisdictions subject to this provision.

**PROCUREMENT LOBBYING.** To the extent this agreement is a “procurement contract” as defined by State Finance Law Sections 139-j and 139-k, by signing this agreement the contractor certifies and affirms that all disclosures made in accordance with State Finance Law Sections 139-j and 139-k are complete, true and accurate. In the event such certification is found to be intentionally false or intentionally incomplete, the State may terminate the agreement by providing written notification to the Contractor in accordance with the terms of the agreement.

**OPTIONAL TERMINATION BY THE AUTHORITY.** NIFA reserves the right to terminate this contract in the event it is found that the certification filed by Contractor in accordance with New York State Finance Law § 139-k was intentionally false or intentionally incomplete. Upon such finding, NIFA may exercise its termination right by providing written notification to Contractor in accordance with the written notification terms of the contract.

**CONTINGENT FEES.** Contractor hereby certifies and agrees that (a) Contractor has not employed or retained and will not employ or retain any individual or entity for the purpose of soliciting or securing any NIFA contract or any amendment or modification thereto pursuant to any agreement or understanding for receipt of any form of compensation which in whole or in part is contingent or dependent upon the award of any such contract or any amendment or modification thereto; and (b) Contractor will not seek or be paid an additional fee that is contingent or dependent upon the completion of a transaction by NIFA.

**COMPLIANCE WITH NEW YORK STATE INFORMATION SECURITY BREACH AND NOTIFICATION ACT.** Contractor shall comply with the provisions of the New York State Information Security Breach and Notification Act (General Business Law Section 899-aa; State Technology Law Section 208). Contractor shall be liable for the costs associated with such breach if caused by Contractor’s negligent or willful acts or omissions, or the negligent or willful acts or omissions of the Contractor’s agents, officers, employees or subcontractors.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Property Disposition Contract Guidelines

REQUEST FOR: Re-adoption of Property Disposition Contract Guidelines and the Taking of Related Actions

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### **Background**

On June 18, 2014, the Directors reapproved the Nassau County Interim Finance Authority Property Disposition Contract Guidelines (the "Guidelines"). The Guidelines govern the use, awarding, monitoring and reporting of contracts for the disposal of Property. The Guidelines require annual review and approval by the Directors as well as a list of all property disposition contracts entered into since prior adoption of the Guidelines.

### **Discussion**

The Guidelines need to be reviewed and approved annually by the Directors. No new changes are recommended at this time and there are no property disposition contracts to report.

### **Requested Action**

Review and approval of the attached Guidelines and the taking of related actions.

### **Attachments:**

Resolution

Nassau County Interim Finance Authority Property Disposition Contract Guidelines



# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RESOLUTION NO. 15-557

### RE-ADOPTION OF PROPERTY DISPOSITION CONTRACT GUIDELINES AND THE TAKING OF RELATED ACTIONS

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RESOLVED, that the materials presented to this meeting (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that the Property Disposition Contract Guidelines annexed to the Materials, are hereby re-adopted; and be it further

RESOLVED, that the Chairman of the Authority or his designees(s) be, and each of them hereby is, authorized in the name and on behalf of the Authority to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider necessary or proper to effectuate the foregoing and related actions.

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Jon Kaiman  
Chairperson

May 8, 2015

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## Property Disposition Contract Guidelines

**(Adopted March 31, 2006)**

**(Re-adopted May 2, 2007)**

**(Re-adopted June 18, 2008)**

**(Re-adopted May 28, 2009)**

**(Re-adopted April 22, 2010)**

**(Re-adopted April 20, 2011)**

**(Re-adopted May 17, 2012)**

**(Re-adopted June 5, 2013)**

**(Re-adopted June 18, 2014)**

**(Re-adopted May 8, 2015)**

Nassau County Interim Finance Authority (referred to herein as the “Authority”) is required by Section 2896 of the Public Authorities Law to adopt by resolution comprehensive guidelines, to be annually reviewed and approved by the Directors of the Authority, regarding the use, awarding, monitoring and reporting of contracts for the disposal of Property. The following guidelines (the “Guidelines”) are adopted pursuant to such requirement and are applicable with respect to the use, awarding, monitoring and reporting of all Property Disposition Contracts which are entered into by the Authority

### DEFINITIONS

1. “Contracting Officer” shall mean the officer or employee of the Authority who shall be appointed by resolution by the Directors of the Authority to be responsible for the disposition of Property. As of March 31, 2006, the Contracting Officer shall be ex-officio, the General Counsel of the Authority.
2. “Dispose” or “disposal” shall mean transfer of title or any other beneficial interest in personal or real property in accordance with these guidelines.
3. "Property" shall mean personal property in excess of five thousand dollars in value, real property, and any inchoate or other interest in such property owned by the Authority, to the extent that such interest may be conveyed to another person for any purpose, excluding an interest securing a loan or other financial obligation of another party.
4. "Property Disposition Contracts" shall mean written agreements for the sale, lease, transfer or other disposition of Property.
5. "Real Property" shall mean real property and interests therein.

## II. PRINCIPAL DUTIES OF CONTRACTING OFFICER

The Contracting Officer shall be an Authority officer appointed by the Directors who is responsible for the supervision and direction over the custody, control and disposition of Property and responsible for the Authority's compliance with, and enforcement of these guidelines. The Contracting Officer shall: (a) maintain adequate inventory controls and accountability systems for all property under the Authority's control; (b) periodically inventory such property to determine which property shall be disposed of; (c) produce a written report of such property, at least annually, listing its real property, including a full description of all real and personal property disposed of during the reporting period, which report must be delivered to the State Comptroller, the Director of the Budget, the Commissioner of General Services, and the State legislature; and (d) transfer or dispose of such property as promptly as possible in accordance with these guidelines.

## III. PROPERTY DISPOSITION CONTRACTS

### A. Reason(s) for Use of Property Disposition Contracts

Property Disposition Contracts may be entered into for the purpose of disposing of Property which is no longer necessary or useful for the operations of the Authority and does not warrant retention, if the disposition of such Property will result in cost savings or other benefits to the Authority and/or the disposition thereof will result in the receipt of valuable consideration or benefits by the Authority.

### B. Method of Disposition

The Authority may dispose of Property for at least the fair market value by sale, exchange, or transfer, for cash, credit or other Property, upon such terms and conditions as are determined by the Contracting Officer. Provided, however, that no disposition of real property, any interest in real property, or any other property which, because of its unique nature, is not subject to fair market pricing may only be disposed when an appraisal of such property has been made by and independent appraiser and included in the records of the transaction.

### Award of Property Disposition Contracts; Selection Criteria for Property Disposition Contracts

1. All sales or other dispositions of Property shall be conducted in accordance with these Guidelines by or under the supervision of the Contracting Officer.
2. All Property Disposition Contracts shall be made after publicly advertising for bids unless certain criteria as provided in the following paragraph have been met for such contracts to be made by negotiation or public auction. Whenever public advertising for bids is required, (i) the advertisement for bids shall be made at such time prior to the disposal or contract, through such methods, and on such terms and

conditions as shall permit full and free competition consistent with the value and nature of the property; (ii) all bids shall be publicly disclosed at the time and place stated in the advertisement; and (iii) the award shall be made with reasonable promptness by notice to the responsible bidder whose bid, conforming to the invitation for bids, will be most advantageous to the state, price and other factors considered; provided, that all bids may be rejected when it is in the public interest to do so.

3. Property Disposition Contracts may be negotiated or made by public auction without regard to the immediately preceding paragraph but subject to obtaining such competition as the Contracting Officer determines is feasible under the circumstances, if (i) the personal property involved is of a nature and quantity which, if disposed of by public bid, would adversely affect the state or local market for such property, and the estimated fair market value of such property and other satisfactory terms of disposal can be obtained by negotiation; (ii) the fair market value of the property does not exceed fifteen thousand dollars; (iii) bid prices after advertising therefore are not reasonable, either as to all or some part of the property, or have not been independently arrived at in open competition; (iv) the dispositions of Property will be to the state or any political subdivision, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation; (v) the dispositions of Property is for an amount less than the estimated fair market value of the property, the terms of such disposal are obtained by public auction or negotiation, the disposal of the property is intended to further the public health, safety or welfare or an economic development interest of the state or a political subdivision, the purpose and the terms of such disposal are documented in writing and approved by the Directors of the Authority; or (vi) such action is otherwise authorized by law.
4. The Contracting Officer shall provide a statement explaining the circumstances of the negotiated disposition of property by at least ninety days prior to such disposal to each of the State Comptroller, the Director of the Budget, the Commissioner of General Services, and the State legislature and a copy thereof shall be preserved in the files of the Authority. Such a statement shall be prepared in connection with a negotiated disposition of property of any of the following: (i) any personal property which has an estimated fair market value in excess of fifteen thousand dollars; (ii) any real property that has an estimated fair market value in excess of one hundred thousand dollars; (iii) any real property disposed of by lease for a term of five years or less, if the estimated fair annual rent is in excess of one hundred thousand dollars for any of such years; (iv) any real property disposed of by lease for a term of more than five years, if the total estimated rent over the term of the lease is in excess of one hundred thousand dollars; or (v) any real property or related personal property disposed of by exchange, regardless of value, or any property any part of the consideration for which is real property. Each such statement shall be transmitted to persons entitled to receive copies of the report under these guidelines not less than ninety-days in advance of such disposal, and copy thereof shall be preserved in the files of the Authority.

5. To the extent that Property Disposition Contracts are competitively awarded, such awards shall be made upon receipt and evaluation of bids or proposals or other information obtained from persons/firms responding to a request for proposals or other form of solicitation on the basis of the criteria specified in the request for proposals or other solicitation. The Contracting Officer shall document the processes by which Property is sold or otherwise disposed of, by making a record summarizing the nature and scope of the Property disposed, the name of each person or organization submitting, or requested to submit, a bid or proposal, the price or other consideration bid and received, and the basis for selection of both the purchaser and method of disposition of the Property.
6. All dispositions of Property also shall be subject to compliance with the Financing Agreement, dated as of October 1, 2000 between the Authority and the County of Nassau and the Indenture between the Authority and United States Trust Company of New York, dated as of October 1, 2000, as amended or supplemented (the "General Resolution"). In furtherance thereof, no Property of the Authority or the Subsidiary shall be sold or otherwise disposed of unless the Chairman or Executive Director shall have determined that such disposition (i) is desirable in the conduct of the business of the Authority, (ii) is not disadvantageous in any material respect to the holders of the Authority's Bonds (as defined in the General Resolution), and (iii) does not breach any covenants of the Authority relating to the exclusion of interest on the Authority's Obligations, which determinations shall be evidenced in writing and maintained with the records of the Authority relating to the disposition of such Property.

C. Approval Process for Property Disposition Contracts

The award of Property Disposition Contracts and any determinations made in connection therewith shall be approved as follows:

1. Property Disposition Contracts in amounts equal to or less than \$250,000 and related determinations shall be approved by the Contracting Officer and the Executive Director or Chairman.
2. Property Disposition Contracts in amounts greater than \$250,000 and related determinations shall be approved by the Directors of the Authority.

IV. GENERAL

A. Implementation of Guidelines

The Contracting Officer is empowered to prepare such supplemental procedures as may be required to effectively implement these Guidelines, copies of which shall be provided to the Directors.

B. Reports

1. Property Disposition Contract Guidelines approved by Authority shall be annually reviewed and approved by the Directors of the Authority. On or before the thirty-first day of March in each year, the Authority shall file with the State Comptroller a copy of the most recently reviewed and adopted Guidelines, including the name of the Contracting Officer, and must post such guidelines on the Authority's website. Guidelines posted on the Authority's website shall be maintained at least until the guidelines for the following year are posted on the website.
2. No less frequently than annually, the Contracting Officer shall prepare and submit to the Directors a report which summarizes all Property Disposition Contracts and entered into for the period of the report, which report will include a list of all Property Disposition Contracts, the process used to sell or dispose of any Property and the consideration and/or other benefits received or paid therefore, the name of the purchaser for all such property sold by the Authority, and the status of all existing Property Disposition Contracts.

C. Effect of Awarded Contracts

These Guidelines are intended for the guidance of the officers and employees of the Authority. Nothing contained herein is intended or shall be construed to confer upon any person, firm or corporation any right, remedy, claim or benefit under, or by reason of, any requirement or provision hereof, or be deemed to alter, affect the validity of, modify the terms of or impair any contract or agreement made or entered into in violation of, or without compliance with, these Guidelines. In accordance with Section 2897.5 of the Public Authorities Law, a deed, bill of sale, lease, or other instruments executed by or on behalf of the Authority, purporting to transfer title or any other interest in property shall be conclusive evidence of compliance with these guidelines insofar as concerns title or other interest of any bona fide grantee or transferee who has given valuable consideration for such title or other interest and has not received actual or constructive notice of lack of compliance with these guidelines prior to the closing.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: NIFA Code of Ethics

REQUEST FOR: Re-adoption of NIFA Code of Ethics, and the Taking of Related Actions.

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### **Background**

On June 18, 2014, the Directors reapproved the Nassau County Interim Finance Authority Code of Ethics (“Code”), as amended. The Code lists the Standards and Principles of Conduct that apply to the Authority’s employees, including Directors and former employees.

The code of ethics were originally adopted on May 4, 2006 to ensure full compliance with State laws that govern authorities including The Public Authority Accountability Act of 2005 (the “Act”). The original purposes of the Act were to ensure greater efficiency, openness and accountability for New York’s public authorities.

### **Discussion**

The Code needs to be reviewed and approved annually by the Directors. No new changes are recommended at this time.

### **Requested Action**

Review and approval of the attached Code of Ethics, and the taking of related actions.

### **Attachments:**

Resolution

Code of Ethics of the Nassau County Interim Finance Authority

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

**RESOLUTION NO. 15-558**

**RE-ADOPTION OF NIFA CODE OF ETHICS, AND THE TAKING OF RELATED ACTIONS**

RESOLVED, that the materials presented to this meeting (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that the Code of Ethics, which is annexed to the Materials, is found to be satisfactory and is hereby re-adopted, as amended; and be it further

RESOLVED, that the Chairman of the Authority or his designees(s) be, and each of them hereby is, authorized in the name and on behalf of the Authority to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider necessary or proper to effectuate the foregoing and related actions.

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Jon Kaiman  
Chairperson

May 8, 2015



**CODE OF ETHICS**  
**OF THE**  
**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

(Adopted, May 4, 2006)  
(Readopted, as Amended, May 2, 2007)  
(Readopted June 18, 2008)  
(Readopted May 28, 2009)  
(Readopted April 22, 2010)  
(Readopted, as Amended, April 20, 2011)  
(Readopted May 17, 2012)  
(Readopted June 5, 2013)  
(Readopted June 18, 2014)  
(Readopted May 8, 2015)

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# **NASSAU COUNTY INTERIM FINANCE AUTHORITY CODE OF ETHICS**

## **I. Introduction**

The Nassau County Interim Finance Authority (the “Authority”), as a public entity, has a responsibility for maintaining the highest level of honesty, ethical conduct and public trust in all of its activities. To meet this responsibility the Authority is adopting this Code of Ethics to address important aspects of ethical conduct.

Authority Employees are entitled to privacy in their personal affairs. At the same time, as employees of a public entity, Authority Employees are responsible for conducting Authority business solely in the public interest.

This Code of Ethics applies to the Authority's Employees, including Directors, and Former Employees. This Code of Ethics is divided into the following areas: (1) introduction (2) definitions used in this Code of Ethics, (3) standards of ethical conduct, (4) use of material, nonpublic and confidential information (5) restrictions on post-employment activities, (6) certification of absence of conflict of interest, (7) requests for interpretation, clarification and waiver of this Code of Ethics, and (8) remedies for breaches of this Code of Ethics.

This Code of Ethics states in specific form the Authority's position on conflicts of interest. Personal integrity is the cornerstone of this Code of Ethics. Each Employee has the primary responsibility for avoiding Financial Interests and Other Interests, which create a conflict with his or her job.

In a case where any Employee, regardless of level or job assignment, believes his or her Financial Interest or involvement in a Transaction might present a conflict of interest, the Employee must immediately notify his or her supervisor and disqualify himself or herself from involvement in the Transaction until advised in writing that he or she may continue to be involved in the Transaction.

Upon the request of an Employee's supervisor, the General Counsel of the Authority may advise the supervisor whether an existing or prospective Transaction involving the Employee would create a possible conflict of interest.

Any person, who has a question as to whether a prospective personal or business Transaction or assumption of a position of responsibility or trust would be a violation of this Code of Ethics, may request in writing an advance determination on the matter from the Authority's General Counsel pursuant to Section VIII of this Code of Ethics.

This Code will be reviewed and updated as necessary with a copy distributed to each Employee.

## II. Definitions

The following definitions apply to this Code of Ethics.

- A. "Authority" means the Nassau County Interim Finance Authority.
- B. "Benefit" means any gain or advantage to, or reduction in the liabilities of, the beneficiary and includes any gain or advantage to, or reduction in the liabilities of, a third person pursuant to the desire or consent of the beneficiary.
- C. "Confidential Information" means information which is available to an Employee only because of his or her status as an Employee of the Authority and is not a matter of public knowledge.
- D. "County" means Nassau County, New York.
- E. "Dependent Child" means a son, daughter, stepson or stepdaughter of an Employee, who is either: (1) unmarried, under age 21, and is living in the household of the Employee or (2) a "dependent" of the Employee within the meaning of section 152 of the Internal Revenue Code of 1954.
- F. "Employee" means, for the purpose of this Code of Ethics, any person employed by the Authority, and any Director.
- G. "Employee's Independent Business" means, for the purposes of Section III (B) (6) of this Code of Ethics, a firm or association of which an (1) Employee, or an Employee's Spouse or Dependent Child is a member, or (2) a corporation, 10% or more of the stock of which is owned or controlled directly or indirectly by such Employee or an Employee's Spouse or Dependent Child. This definition shall exclude any employee of a governmental public entity.
- G. "Family Member" means any person living in the same household as the Employee, and any person related to the Employee within the third degree of consanguinity or affinity.
- I. "Financial Interest" means:
  - 1. Ownership of an interest, either active or passive (e.g., stock ownership), or involvement in a relationship from which or as a result of which there has been received within the past 12 months, or there is an entitlement to receive in any future year, more than \$1,000 or its equivalent;
  - 2. Ownership of an interest in a business or real property which interest (a) has a market value in excess of \$5,000, (b) reflects a 10 percent ownership of the business, or (c) in the case of an Employee or an Employee's Spouse or Dependent Child, constitutes 25 percent of the net worth of the person owning such interest, or the combined net worth of the Employee and his or her Spouse and Dependent Child. This excludes an interest in the Employee's primary personal residence. In determining the value of an interest, debts, mortgages, liens or other encumbrances thereon are to be disregarded; or

3. Liability or indebtedness to a person or business in excess of \$5,000, excluding liabilities owed to relatives and excluding mortgages, liens or other encumbrances on or secured by real property which is the Employee's primary personal residence or furniture or appliances therein.

J. "Former Employee" means persons other than Directors who are no longer Employees of the Authority but were Employees in the time period following the effective date of this Code of Ethics.

K "Gift" means a payment, advance, forbearance, rendering, or deposit of money, or any thing of value, unless the donor receives consideration of equal or greater value.

L. "Key Employee" means any Employee who (1) receives annual compensation in excess of the filing rate established by paragraph (1) of § 73-a of the Public Officers Law,\* or (2) holds a policy-making position as determined annually by the Authority and filed with the State Ethics Commission.\*\*

M. "Other Interest" means holding a position in a business such as an officer, director, trustee, partner, proprietor, executor, employee, or a position of management, or acting as a consultant, agent or representative therefore in any capacity.

N. "Spouse" means the married partner of an Employee (1) who has not received a decree of permanent separation from such Employee or (2) who is not living separate and apart from the reporting Employee with the intention of terminating the marriage or providing for permanent separation.

O. "Trading" means, in reference to securities, the buying and selling of securities (including bonds or notes), or the buying and selling of options, calls, puts, or any other right relating to a security.

P. "Transaction" means buying, selling, renting (as lessor or lessee), or otherwise acquiring or disposing of services, materials, supplies, equipment, or property having a value of one hundred dollars or more or an interest having a value of one hundred dollars or more in such services, materials, supplies, equipment or property; borrowing or investment of money; preparing, requisitioning, ordering, approving, advising on, administering or otherwise acting in reference to the performance of a contract having a value of one hundred dollars or more; or the promulgation of rules and regulations affecting such activities.

\* **As of the April 1, 2010 this level is \$88,256;**

\*\* **A list of the Employees who hold policy making positions at the Authority is attached hereto as Appendix A.**

### **III. Standards and Principles of Conduct**

The following standards and principles of conduct are to be followed to assure compliance with this Code of Ethics. A breach of these standards and principles constitutes a violation of this Code of Ethics.

#### **A. General Standards and Principles**

1. An Employee shall not have any interest or incur any obligation, financial or otherwise, direct or indirect, or engage in any business or Transaction or professional activity, which is in conflict with the proper discharge of his or her duties in the public interest.

2. An Employee shall avoid any action, whether or not specifically prohibited by this Code of Ethics, which might result in or create the appearance of:

- (a) using his or her official position for private gain;
- (b) giving preferential treatment to any person, including himself or herself;
- (c) lacking independence or impartiality;
- (d) affecting adversely the confidence of the public in the integrity of the Authority; or
- (e) violating any provision of this Code of Ethics.

3. No Employee shall use or attempt to use his or her official position to secure unwarranted privileges or exemptions for himself or herself or others.

4. An Employee shall not by his or her conduct give reasonable basis for the impression that any person may improperly influence him or her or unduly enjoy his or her favor in the performance of his or her official duties, or that he or she is affected by the kinship, rank, position or influence of any party or person.

#### **B. Specific Standards and Principles**

1. No Employee shall be involved in any Transaction as representative or agent of the Authority with, or be involved in any evaluation of, any business entity in which the Employee, the Employee's Spouse or Dependent Child has a direct or indirect Financial Interest that might reasonably tend to conflict with the proper discharge of his or her official duties. Prior to becoming involved in any Transaction as representative or agent of the Authority with, or becoming involved in any evaluation of, a business entity in which the Employee, the Employee's Spouse or Dependent Child holds a Financial Interest, the Employee, the Employee's Spouse or Dependent Child must sell or transfer such Financial Interest.

2. No Employee, Employee's Spouse or Dependent Child shall acquire, except by Gift, inheritance or the dissolution of a trust, any Financial Interest in any business entity which the Employee has reason to believe may be directly involved in decisions to be made by him or her which will create conflict between his or her duty in the public interest and his or her private interest. If an Employee, an Employee's Spouse or Dependent Child receives such a Financial Interest by Gift, inheritance, operation of an automatic dividend reinvestment plan or the dissolution of a trust, the interest shall be promptly sold or transferred. If an Employee's Spouse or Dependent Child receives or retains such a Financial

Interest in violation of the foregoing provisions, it will be deemed to be a violation by the Employee of this provision.

3. No Employee shall (1) accept employment which will impair his or her independence of judgment in the exercise of his or her official duties, including employment by Nassau County or any Covered Organization under the NIFA Act, or which involves a matter in which the Authority has a substantial interest, or (2) receive or enter into any agreement for any compensation for the appearance or rendition of services against the interest of the Authority in relation to any case, proceeding, or matter.

4. If any Employee shall have a Financial Interest, either direct or indirect, in any Transaction to which the Authority is, or is to be, a party, such interest shall be promptly disclosed in writing to the General Counsel of the Authority.

5. No Employee shall accept employment or engage in any business, which will require him or her to disclose Confidential Information which he or she has gained by reason of his or her official position or authority.

6. No Employee shall disclose confidential information acquired by him or her in the course of his or her official duties nor use such information to further his or her personal interests.

7. No Employee, Employee's Spouse or Dependent Child, or an Employee's Independent Business shall (1) sell any goods or services having a value in excess of twenty-five dollars to the Authority, or (2) contract for or provide such goods or services with or to any private entity where the power to contract, appoint or retain on behalf of such private entity is exercised, directly or indirectly, by the Authority or any of its officers, unless such goods or services are provided pursuant to an award of contract let after public notice and competitive bidding. If an Employee's Spouse or Dependent Child engages in the conduct described in the preceding sentence, it will be deemed to be a violation by the Employee of this provision.

8. (a) No Employee may take part in any hiring or employment decision relating to a Family Member. If a hiring or employment matter arises relating to a Family Member, then the Employee must advise his or her supervisor of the relationship, and must be recused from any and all discussions or decisions relating to the matter.

(b) No Employee may take part in any contracting decision: (i) relating to a Family Member; or (ii) relating to any entity in which a Family Member is an officer, director or partner, or in which a Family Member owns or controls 10% or more of the stock of such entity. If a contracting matter arises relating to a Family Member, then the Employee must advise his or her supervisor of the relationship, and must be recused from any and all discussions or decisions relating to the matter.

9. (a) No Employee, Employee's Spouse or Dependent Child shall, directly or indirectly, solicit, accept or receive any Gift having a value of \$75 or more, whether in the form of money, service, loan, meal payment, travel, entertainment, hospitality, thing, or promise, or in any other form, from any person or entity:

(1) which is regulated by, negotiates with, appears before on other than a ministerial matter, does business with or seeks to do business with or has contracts with the Authority (including, but not limited

to, vendors, bidders, proposers, contractors, subcontractors or consultants), as well as anyone, whether or not a registered lobbyist, who attempts to influence the Authority's decisions; or

(2) under circumstances in which it could reasonably be inferred that the Gift was intended to influence the Employee, or could reasonably be expected to influence the Employee in the performance of the Employee's official duties, or was intended as a reward for any official action on the Employee's part.

(a) An Employee, and an Employee's Spouse or Dependent Child may not receive within a single calendar year, two or more Gifts of the type identified in paragraph (a) above, which individually are worth less than \$75 but in the aggregate equal or exceed \$75.

(b) An Employee may not solicit, accept or receive a gift of any value if to do so would constitute a substantial conflict with the proper discharge of his or her duties in the public interest.

(c) If an Employee's Spouse or Dependent Child engages in the conduct prohibited by paragraph (a) or (b) above, it will be deemed to be a violation by the Employee of such provisions.

#### C. Applicable New York Law

These standards do not replace and are in addition to the requirements of law, particularly Sections 73 and 74 of the New York Public Officers Law, which, among other things, govern the business activities of Authority Employees and set forth the State Code of Ethics.

Sections 73 and 74 of the Public Officers Law are incorporated by reference into this Code of Ethics.

### **IV Use of Material, Nonpublic and Confidential Information**

It is the policy of the Authority to prohibit all Employees from (1) trading in securities (which includes municipal bonds or notes) based on material, nonpublic information derived from or relating to Authority activities and (2) disclosing confidential information to unauthorized third parties

#### A. Trading of Securities Based on Material, Nonpublic Information

1. Employees shall not trade in bonds or other securities issued by the Authority based on material, nonpublic information derived from any source or from disclosing such information for the purpose of allowing third parties to profit from trading in Authority securities.
2. Employees shall not trade in stocks, bonds or other securities issued by other business entities based on material, nonpublic information obtained in the course of their duties for the Authority



and shall not disclose such information for the purpose of allowing others to profit from trading in securities issued by other business entities based on such information.

Information is material if there is a substantial likelihood that a reasonable investor would consider the information important in making his or her investment decision concerning the securities in question.

Information is nonpublic if, in the case of Authority securities, it has not been publicly disseminated by the Authority. Information is nonpublic if, in the case of securities issued by other business entities, it has not been publicly disseminated by those business entities.

#### Disclosure or Use of Confidential Information

Employees shall not disclose confidential information obtained in the course of their duties at the Authority to any third party not authorized to receive such information and shall not profit from the use of such information.

Information is confidential if it has been expressly designated as confidential or should be treated as confidential because of the nature of, or circumstances surrounding, such information. If an Employee has a question concerning the confidential status of any information, he or she should consult with General Counsel regarding such information.

Employees who violate the provisions of this section may be subject to civil and criminal penalties under Federal and state laws, including fines and/or imprisonment. In addition, Employees who violate the provisions of this section may be subject to disciplinary action by the Authority, including termination of employment.

#### **VI. Restrictions on Post-Employment Activities of Former Employees**

The post-employment activities of persons who are Former Employees are governed by the restrictions set forth in Section 73 of the Public Officers Law, attached hereto as Appendix A.

#### **VII. Certification of Absence of Conflict of Interest**

All Employees are required to certify that they have read this Code of Ethics and that they have no conflict of interest. The Certification Form is attached hereto as Appendix E. These certifications shall be submitted to the Human Resources Department.

Any Employee who knowingly fails to complete, sign and submit the required Certification Form violates this Code of Ethics and may be subject to disciplinary action.

#### **VIII. Requests for Interpretation, Clarification or Waiver of This Code of Ethics**

A. Interpretation and Clarification

An Employee may submit a written request to the General Counsel for an interpretation or clarification of the provisions of this Code of Ethics.

B. Waivers

An Employee may submit a written request to the Chairman of the Authority for a waiver of any restriction contained in this Code of Ethics. All waiver requests shall include a description of the nature of the restriction or prohibition for which waiver is sought; the nature of the Employee's interest involved; the effect on the Employee or the Authority of the restriction or prohibition for which the waiver is sought; and the reasons why the waiver should be granted.

**IX. Remedies for Breaches of This Code of Ethics**

In addition to any other remedies, civil or otherwise, which the Authority may have, an Employee or Former Employee who violates this Code of Ethics may be disciplined under this Code of Ethics. Remedies or disciplinary action may be imposed only upon the basis of a written statement of findings and recommendations by the General Counsel, and may include one or more of the following:

1. Issuance of written warnings;
2. Direction of corrective action to eliminate the conflict of interest;
3. Restitution;
4. Changes in assigned duties or suspension or termination of employment; provided, however, that only the Chairman shall impose said remedies.

A Former Employee found to have violated this Code of Ethics is subject to one or more of the following: written warnings; termination of existing Transactions involving the individual in question to the extent permitted by law; disqualification or suspension from future Transactions of the Former Employee and/or the person on whose behalf he or she is participating in Transactions with the Authority; and notification to appropriate persons that a conflict exists.

## **APPENDIX A**

### **Policy Making Positions of the Nassau County Interim Finance Authority**

Executive Director

Deputy Director

General Counsel

Corporate Secretary

Treasurer

Deputy Treasurer

## **APPENDIX B**

### **Anti-Retaliation Policy**

#### **NASSAU COUNTY INTERIM FINANCE AUTHORITY (“NIFA”) ANTI-RETALIATION POLICY**

##### **A. PRELIMINARY STATEMENT**

The Authority is committed to a professional working environment and the prevention of discrimination, harassment, violence, malfeasance, misconduct, wrongdoing and/or any other unethical conduct in the workplace. The Authority prohibits acts of Retaliation against any Employee or Former Employee who files a complaint, provides information or otherwise assists in an investigation regarding acts of discrimination, harassment, violence, malfeasance, misconduct, wrongdoing and/or unethical behavior in the workplace.

##### **B. SCOPE**

This policy is applicable to all Authority Employees and Former Employees, as defined below, and prohibits Retaliation against any Employee or Former Employee who exercises his/her rights under law and/or as outlined herein. This Anti-Retaliation Policy is not intended to supplant, but rather complement and supplement, existing NIFA policies.

##### **C. DEFINITIONS**

As used in this Anti-Retaliation Policy, the following terms have the following meanings:

1. “Authority” or “NIFA” means the Nassau County Interim Finance Authority.
2. “Code of Ethics and Conduct” means the “Code of Ethics of the Nassau County Interim Finance Authority” dated May 4, 2006, as the same may be amended or supplemented from time to time.
3. "Employee" means any person employed by the Authority and any Director of the Authority.
4. “Employee Handbook” means the policies, principles and procedures established for Employees of the Authority, as periodically updated.
5. “Former Employee” means any person who is no longer an Employee of the Authority.

6. “Retaliation” means acts or omissions taken in response to reports made pursuant to this policy, including but not limited to discrimination, harassment, discharge, demotion, suspension, threats and negative job references.

#### **D. REPORTING**

Employees and Former Employees are encouraged to report, provide information or otherwise assist in the investigation of actual, potential or suspected violations of the Code of Ethics and Conduct, the Employee Handbook and/or any other applicable laws, policies or regulations governing Employee or Former Employee behavior, including this Anti-Retaliation Policy. Early reporting and intervention is encouraged in order to minimize the possibility of continued violations.

Depending on the circumstances, Employees and Former Employees may, in good faith, report alleged violations to the General Counsel, the Executive Director, the NIFA Chairman or the Finance and Internal Controls Committee (each defined as a “Reporting Entity”) either in person, via email or other form of writing. Reports of alleged violations will be kept confidential, except to the extent reasonably necessary to conduct an investigation, as set forth below. Reports may also be made anonymously; however, a lack of sufficient, specific information may adversely affect the ability to conduct a meaningful investigation of the alleged violation.

#### **E. INVESTIGATIONS**

Upon notification of an alleged violation of the law and/or the Authority’s policies and/or regulations governing Employee and Former Employee behavior, including acts of Retaliation, the Reporting Entity will promptly investigate or cause the investigation of such violation, as appropriate under the circumstances. In no event shall any person who is alleged to be involved in the alleged violation or Retaliation supervise or conduct the investigation. The investigation, which will be conducted through interviews with the reporting Employee or Former Employee and/or other Employees or Former Employees, as well as through the required production and review of relevant documentation and such other steps as are determined appropriate by the official conducting or supervising the investigation, will seek to ascertain whether such violation occurred.

Employees alleged to have violated this Anti-Retaliation Policy will be given an opportunity to be heard during the investigation process.

Upon the conclusion of an Investigation, the Reporting Entity shall review the findings of the investigation with the Executive Director (unless he is the subject of the Investigation, in which case the finding shall be discussed directly with the Chairman), and shall promptly make a recommendation to the Chairman as to what

disciplinary action, if any, should be taken. Such recommendation will be communicated to the appropriate supervisor and any other affected Employees, as necessary.

The Authority will maintain a written record of each report and how it was investigated and resolved. The Authority will endeavor to maintain the confidentiality of such written record, to the extent possible and appropriate.

## **F. REMEDIES**

Investigations of violations that are determined to be substantiated, or knowingly false reports of violations under this Anti-Retaliation Policy, will result in disciplinary action, including but not limited to issuance of written warnings, corrective action, restitution, change of employment status, training, counseling, suspension without pay, or termination.

**APPENDIX C**

**Certification Form**

**Please sign & return a copy of this Certification Form to the General Counsel.**

**RECEIPT FOR CERTIFICATION FORM**

This is to acknowledge that I have received a copy of the Code of Ethics and understand that it contains important information on the Authority's policy and on my obligations as an employee.

I acknowledge that I have read the Code of Ethics and that it is intended to give me information about the Code of Ethics policy of the Authority.

I have read and understand the contents of the Code of Ethics. I agree to abide by the conditions specified in this policy and by other rules, practices or procedures that the Authority adopts.

Please sign and date this receipt and return it to the General Counsel.

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Dated*

\_\_\_\_\_  
*Signature*

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: NIFA Auction Rate Securities

REQUEST FOR: Authorization to Delegate Certain Powers to the Chair of NIFA

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### **Background:**

The Authority's issued over \$700 million of auction-rate securities ("ARS") in 2004 and 2005. These ARS were issued through various underwriters chosen by NIFA, including Goldman Sachs.

In early 2008, NIFA had difficulty in remarketing its ARS which caused NIFA to incur significant additional expense. In order to correct this problem, the Authority was forced to refund its ARS and replace them with an alternative form of borrowing.

In response to this perceived injustice, in November 2013 the Board authorized the hiring of the law firm of Kirby McInerney LLP (the "Firm") to pursue any possible rights and recoveries that might be due to NIFA.

### **Discussion:**

The Firm has pursued possible recoveries from four different defendants, which has required that numerous strategic decision to be made. Often these decisions are time sensitive and require quick action in order to maximize the potential benefit to NIFA.

### **Requested Action:**

It is hereby requested that the Chair or his designees be delegated the authority to act on behalf of the Directors to pursue recoveries from the four defendants including, but not limited to the ability to make strategic decisions and accept or reject potential settlement offers.

### **Attachment:**

Resolution



**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

**RESOLUTION NO. 15-559**

**AUTHORIZATION TO DELEGATE CERTAIN POWERS TO THE CHAIR OF NIFA**

RESOLVED, that the materials presented to this meeting (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “NIFA”); and be it further

RESOLVED, that based upon the Materials presented to this meeting, the Directors hereby delegate to the Chairman or his designees the authority to act on behalf of the Directors to pursue recoveries from the four defendants including, but not limited to the ability to make strategic decisions and accept or reject potential settlement offers.

---

Jon Kaiman  
Chairperson

May 8, 2015

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Media Consultant

REQUEST FOR: Authorization to Employ a Media Consultant and to Take Related Actions

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## **Background**

The complexity of recent decisions made by NIFA, combined with the desire to fully and clearly inform the public, have convinced the Directors that the Authority should explore the employment of a media consultant.

## **Discussion**

NIFA has maintained a staff of five very specialized individuals in recent years; however, none of the aforementioned professionals have experience in dealing with both the old and new media. While it is the intention of NIFA to explore the issuance of a full RFP for media services, there is deemed to be a current need to improve communications.

NIFA has received a solicitation from the firm of Zimmerman/Edelson, Inc. (the "Firm"). The Firm has an understanding of Nassau County, and the media that covers the County. For more than 20 years, they have worked with various municipalities, as well as state authorities, to develop effective messaging platforms and execute communications initiatives. Moreover, they have existing relationships with local and regional media, in particular, with government and public affairs reporters and editors.

The have made a proposal to work for a reasonable hourly fee or on a monthly retainer.

## **Requested Action**

Authorization for the Chairman to negotiate with the Firm to arrive at a fee schedule and scope of services that meet the short term needs of the Authority, while simultaneously exploring with staff the possibility of issuing an RFP for long terms services. The Chairman or his designees shall have the authority to negotiate and execute an agreement that meets the requirements outlined in these materials.

## **Attachment:**

Resolution

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

**RESOLUTION NO. 15-560**

**AUTHORIZATION TO EMPLOY A MEDIA CONSULTANT AND TO TAKE RELATED ACTIONS**

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RESOLVED, that the materials presented to this meeting (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (“Authority”); and be it further

RESOLVED, that the need for a media consultant to assist in rapidly evolving issues that currently impact the Authority, is deemed an emergency that requires immediate attention; and be it further

RESOLVED, that the Chairman of the Authority or his designees(s) be, and each of them hereby is, authorized in the name and on behalf of the Authority to execute and deliver any and all documents and to take all actions as he or she may in his or her sole discretion consider necessary or proper to employ a media consultant for the Authority and to take any related actions.

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Jon Kaiman  
Chairperson

May 8, 2015

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: CH2M Hill Engineering, P.A. Contract

REQUEST FOR: Consideration of County Contract for CH2M Hill Engineering, P.A.

---

### **Introduction:**

On March 24, 2011 NIFA adopted the Contract Approval Guidelines (“Guidelines”), which include the Contract Approval Request Form. The Guidelines delineate the dollar thresholds and approval process of all County contracts that must be submitted to NIFA for approval.

On April 15, 2015, the County submitted a contract for CH2M HILL Engineering, P.A. to NIFA for approval. The vendor was selected through a County RFP process. The contract is valued at \$13,833,370 with a term of 45 months.

### **Discussion:**

On February 9, 2015, the County Legislature approved the contract for services between the Nassau County Department of Public Works and this vendor. This contract is to provide construction management services for the Bay Park STP Electrical Distribution System. The County has indicated that this contract is eligible for 100% reimbursement from FEMA funds, however, if any portion of this reimbursement were not made, the County would either have to provide the funding from operating funds or from capital. In the event of the latter, this borrowing would need approval from the Nassau County Legislature and by NIFA.

### **Requested Action:**

The County has requested approval of this contract.

Attachment:  
Resolution

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

**RESOLUTION NO. 15- 561**

**CONSIDERATION OF COUNTY CONTRACT FOR CH2M HILL ENGINEERING, P.A.**

RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves/disapproves the County’s Contract for, CH2M Hill Engineering, P.A. which is projected to cost \$13,833,370; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

\_\_\_\_\_  
Chris Wright  
Director

May 8, 2015

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Laser Industries, Inc. Contract

REQUEST FOR: Consideration of County Contract for Laser Industries, Inc.

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### **Introduction:**

On March 24, 2011 NIFA adopted the Contract Approval Guidelines (“Guidelines”), which include the Contract Approval Request Form. The Guidelines delineate the dollar thresholds and approval process of all County contracts that must be submitted to NIFA for approval.

On March 18, 2015, the County submitted a contract for Laser Industries, Inc. to NIFA for approval. The vendor was selected through a County RFP process. The contract is valued at \$10,872,418 with a term of 270 days.

### **Discussion:**

On January 12, 2015, the County Legislature approved the contract for services between the Nassau County Department of Public Works and this vendor. This contract is to provide field improvements at Eisenhower Park, East Meadow, NY. These improvements include the replacement of natural turf fields with synthetic turf fields, the construction of new baseball and softball fields and other site amenities. Funding for this contract would be provided by capital funding. The borrowing has been approved by the Nassau County Legislature and would require additional approval by NIFA.

### **Requested Action:**

The County has requested approval of this contract.

Attachment:  
Resolution

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

**RESOLUTION NO. 15- 562**

**CONSIDERATION OF COUNTY CONTRACT FOR LASER INDUSTRIES, INC.**

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves/disapproves the County’s Contract for Laser Industries, Inc., which is projected to cost \$10,872,418; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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Jon Kaiman  
Chairperson

May 8, 2015

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Contracts from County Attorney's Office

REQUEST FOR: Consideration of Contracts from the County Attorney's Office

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### **Introduction:**

Pursuant to Section 3669 2(d) of the Authority Act, NIFA may require the review of certain contracts during a control period. The Directors have determined that all contracts arising from the Nassau County Legal Department shall, for the foreseeable future, be voted upon by the Directors at a public meeting.

### **Discussion:**

The County Legislature has approved the following contracts for legal services and the monies to pay the contracts have been encumbered. The descriptions of services are brief so as to avoid public dissemination of legal strategies; however, more detailed confidential descriptions are available and can be discussed in Executive Session.

### **Brief Summary:**

<b>Vendor</b>	<b>Contract #</b>	<b>Amount</b>	<b>Purpose</b>
<b>Meyer, Suozzi, English &amp; Klein, P.C.</b>	CQAT14000035	\$510,000	To provide legal representation in the matter of Walter Lee Anderson v. Michael Sposato as Sheriff, John Doe, Warden of Jail, John Doe, Superintendent of Jail, et al.,. Index No. CV-11-5663



**Requested Action:**

You are requested to review and approve or disapprove entering into these contracts referenced in the prior discussion.

**Attachment:**

Resolution

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

**RESOLUTION NO. 15-563**

**REVIEW OF CONTRACTS FROM THE COUNTY ATTORNEY'S OFFICE**

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RESOLVED, that the materials presented to this meeting of the Directors (the "Materials") are ordered to be filed with the records of the Nassau County Interim Finance Authority (the "Authority"); and be it further

RESOLVED, that the County struggles to regain fiscal balance, and it is operating under a financial plan that contemplates, among other measures, transitional borrowing for operating expenses; and be it further

RESOLVED, that County must continue to deliver essential services to County residents; and be if further

RESOLVED, that in these circumstances, NIFA must scrutinize contracts for expenditures that are not consistent with the County's current financial condition and the priorities, necessities, judgments and fiscal realities embodied in the County's adopted financial plan; and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(d) of the Authority Act, the Authority hereby approves contracts numbered XXX in the Materials and disapproves contract(s) numbered XXX for the foregoing reasons and because the Directors find that the expenditures required by these contract(s) are not consistent with the adopted financial plan; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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Jon Kaiman  
Chairperson

May 8, 2015

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: County General Obligation Bonds

REQUEST FOR: Consideration of Issuance of General Obligation Bonds by Nassau County

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### **Introduction:**

The County has communicated with NIFA its desire to raise money for tax certiorari, Workers' Compensation and Superstorm Sandy Assessment Relief payments through its sale of general obligation bonds in the following categories and in the following amounts (plus costs of issuance):

A. Tax Certiorari Payments	\$60,000,000
B. Workers' Compensation Payments	1,458,423
C. Superstorm Sandy Assessment Relief	<u>3,784,555</u>
Total	\$65,242,978

This borrowing is being requested by the County notwithstanding projected shortfalls in operating revenue, which will most likely have a detrimental impact on their ability to live within the adopted Multi-Year Plan.

The bonds have been authorized by the County Legislature.

### **Background:**

The reason for the County's request is found in section 3669 2(e) of the NIFA Act, which states that during a Control Period:

"The authority shall review the terms of each proposed long-term and short-term borrowing by the county and any covered organization to be effected during any control period, and no such borrowing shall be made during any control period unless it is approved by the authority."

**Discussion:**

The issuance of the bonds is expected in early June 2015. Background data related to the aforementioned category of bonds can be found in attachments lettered A, B and C Bonds issued for the purposes described in these Materials need not be reduced for any premium generated. Bond premium will be applied as required by law. The County has agreed that an equivalent amount of debt service surplus resulting from the application of bond premium shall be used in a timely manner to pay judgments and settlements of any kind.

**Requested Action:**

You are requested to approve/disapprove the County's proposed issuance of bonds, subject to the terms and conditions outlined in these materials and the attached resolution.

**Attachments:**

Attachments Lettered A, B and C

Resolutions

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

RESOLUTION NO. 15-564

CONSIDERATION OF ISSUANCE OF GENERAL OBLIGATION BONDS BY  
NASSAU COUNTY

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are incorporated into this Resolution and are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussions in the Materials and pursuant to Section 3669 2(e) of the Authority Act, the Authority has reviewed the terms of the County’s proposed issuance(s) of bonds and approves the issuance of up to:

- (i) \$60,000,000 in bonds (plus costs of issuance) for the purposes described in Attachment A (Tax Certiorari) in the Materials;
  - (ii) \$1,458,423 in bonds (plus costs of issuance) for the purposes described in Attachment B (Workers’ Compensation) in the Materials;
  - (iii) \$3,784,555 in bonds, including costs of issuance, for the purposes described in Attachment C (Superstorm Sandy Assessment Relief) in the Materials
- and upon the conditions outlined in the Materials; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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Jon Kaiman  
Chairperson

May 8, 2015

**Attachment A**  
**Rationale for Tax Certiorari Borrowing**

The County requests approval from the NIFA board to borrow \$60 million to finance tax certiorari payments. The Nassau County Legislature approved the bond ordinance for the \$60 million on April 13, 2015.

Until the County realizes the full benefit of the Disputed Assessment Fund, the County will aggressively address the tax certiorari backlog. The staffs of the County Treasurer, County Attorney, Assessment Review Commission and Assessment will be working diligently to process the tax certiorari claims. This process is contingent on the County's ability to finance the payments. It is imperative that the County receives NIFA's approval because the financing and payment of the claims will enable the County to stop accruing additional interest costs on outstanding claims. The pre-judgment interest rate for non-SCAR Article 7 cases is currently 2% and the post-judgment interest rate is 9%. The structural benefits from the commercial tax certiorari reform legislation will begin to be realized in 2017.

The County financed \$125 million in 2014. The County is anticipating that it will be financing \$60 million in each of 2015, 2016 and 2017 to address these commercial claims based on an agreement between the County Executive and the County Legislature. This transitional borrowing is consistent with the borrowing assumptions in the revised 2015-2018 MYP. In the County's revised MYP, borrowing for tax certiorari payments will end after 2017. The \$60 million for 2015 is based on the total number of claims that are in the various stages of review and verification and are nearly ready to be paid by the County Treasurer.

## **Attachment B – Workers’ Comp**

The County is requesting bonding authority in the amount of \$1,458,423 (plus costs of issuance) to finance workers’ compensation payments. This will finance the cost of catastrophic medical expenses for Kenneth Baribault who sustained a line-of-duty catastrophic injury on May 18, 2008 inflicted by a drunk driver on the Long Island Expressway. If approved, the County would reduce the general capital borrowing that was approved by the NIFA board on March 23, 2015 by an equal amount as an offset.

The bond ordinance was previously approved by the Nassau County Legislature.

**Attachment C**  
**Superstorm Sandy Assessment Relief Act**

Sandy Relief – Tax Refunds

Bond Ordinance # 154-2014 (\$3,784,555)

Passed by the Nassau County Legislature on November 17, 2014

Pursuant to Chapter 424, Laws of New York, 2013, known as the Superstorm Sandy Assessment Relief Act, New York State permitted local municipalities to provide assessment relief for real property impacted by Superstorm Sandy located within the municipalities. Chapter 424 sets forth in detail the percentage reductions in assessed value that is permitted for real property damaged by Superstorm Sandy. Chapter 424 states that in order for eligible municipalities to take advantage of this state law, the municipalities had to “opt in” by local law or resolution within 45 days from the passing of the state law. After Governor Cuomo signed the state law, the Nassau County Legislature passed implementing Local Law No. 6-2013 in December 2013.

The impacted tax rolls are for tax years 2012/13 and 2013/14.

The NIFA board previously approved \$35 million for Superstorm Sandy Assessment Relief on October 15, 2014. Due to certain late filings by property owners it has been determined that an additional \$3.7 million is necessary to pay these claims.



# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: Environmental Facilities Corporation Refinancing and New Money Financing

REQUEST FOR: Consideration of Nassau County Financing Through the Environmental Facilities Corporation

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### **Introduction:**

The County has communicated with NIFA its desire to conduct the following financings through the N.Y. State Environmental Facilities Corporation (the "EFC"):

- |  |              |
|--|--------------|
| A. Participation in Refinancing of the EFC Clean Water and Drinking Water Revolving Funds, 2005A | \$1,220,000  |
| B. New Money Financing   | \$29,976,542 |

The financings have been authorized by the County Legislature.

### **Background:**

The reason for the County's request is found in section 3669 2(e) of the NIFA Act, which states that during a Control Period:

"The authority shall review the terms of each proposed long-term and short-term borrowing by the county and any covered organization to be effected during any control period, and no such borrowing shall be made during any control period unless it is approved by the authority."

### **Discussion:**

Background material related to the aforementioned categories can be found in attachments lettered A and B (descriptions of refinancing and original project) and C (description of new money financing).

**Requested Action:**

You are requested to approve/disapprove the County's proposed financing, subject to the terms and conditions outlined in these materials and the attached resolution.

**Attachments:**

Attachments Lettered A, B and C  
Resolutions

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

RESOLUTION NO. 15-565

CONSIDERATION OF NASSAU COUNTY FINANCING THROUGH THE ENVIRONMENTAL FACILITIES CORPORATION

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RESOLVED, that the materials presented to this meeting of the Directors (the “Materials”) are incorporated into this Resolution and are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussions in the Materials and pursuant to Section 3669 2(e) of the Authority Act, the Authority has reviewed the terms of the County’s proposed financings through the N.Y. State Environmental Facilities Corporation (the “EFC”) and approves:

- (i) The County’s participation in the refinancing of \$1,220,000 of the EFC’s Clean Water and Drinking Water State Revolving Funds, 2005A for the purposes described in Attachments A and B in the Materials;
- (ii) \$29,976,542 of new money financing through the EFC for the purposes described in Attachment C in the Materials;

and upon the conditions outlined in the Materials; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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Jon Kaiman  
Chairperson

May 8, 2015

**Attachment A**  
**Refunding of Environmental Facilities Corporation's 2005 Series A Bonds**

The Environmental Facilities Corporation is undertaking a refinancing initiative on behalf of municipalities that have funded projects through the State Clean Water and Drinking Water Revolving Funds (SRF) as part of series 2005A, 2005B, 2005D, 2006C and 2007D.

The primary goal of this refinancing is to reduce the interest cost on the SRF financings that were funded with the bond series noted above. The EFC will do this by refunding existing SRF bonds with new Taxable SRF bonds issued at lower current-market interest rates and passing the interest savings net of EFC's financing costs along to the County, in the form of reduced debt service bills. The County will not be required to issue refunding bonds.

EFC plans to refund these bonds with proceeds of the refunding bonds, terminated reserve fund investments and other money of the Corporation. The resulting benefit to the County will be a reduction in net debt service payable for the remaining life of the bonds.

The current projected savings to the County is \$36,688, or 3.01% of refunded bonds.

**Attachment B**  
**PROJECT DESCRIPTION**  
**CWSRF Project No. C1-5152-46-02**  
**Recipient: County of Nassau**  
**County: Nassau**

This project is a cost increase to cover the long-term loan costs associated with the construction for pump replacements, odor control, valve replacements and other improvements to the Whitewood Pump Station located in the Massapequa Park Collection District . The scope of work for this project is defined in the engineering report prepared by the Nassau County Department of Public Works that was approved by the NYSEFC on June 10, 1998. The Plans and Specifications (August 2004) for this project have been approved by NYSEFC on November 24, 2004. The County is financing only the General Construction Contract through EFC at this time. The Electrical and Ventilation Contracts will be financed with County funds.

**Attachment C**  
**EFC Storm Mitigation Loan Program (SMLP)**  
**June 2015 Financing**

The following EFC financing will have a 0% interest rate with a term of 3-5 years. (The actual term will be determined after the EFC Loan Committee meets.) When the EFC financing expires in 3-5 years, the County will have to replace 75% of the loan proceeds with County bonds (25% of the total proceeds from the EFC will be in the form of a grant).

<u>EFC Project #</u>	<u>County Project #</u>	<u>Sub-Project #</u>	<u>Project Name</u>	<u>Project Description</u>	<u>Amount</u>
C1-5146-40-00	35109	000	Long Beach STP Conversion	Sewage Treatment Plant conversion to a Pump Station (design only)	\$3,726,250
C1-5149-48-00	3P311	09	Barnes Avenue/Hemp Vill Flow Diversion	New pump station and force main (design & construction)	<u>26,250,292</u>
Total					\$29,976,542

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## **FOR CONSIDERATION**

May 8, 2015

TO: NIFA Directors

FROM: Evan Cohen

SUBJECT: County Revenue Anticipation Notes, Series 2015A

REQUEST FOR: Consideration of Approval of Issuance of Revenue Anticipation Notes by Nassau County

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## **Introduction**

Nassau County has requested NIFA's approval of a proposed sale of Revenue Anticipation Notes, Series 2015A (the "RANs"). The total amount of Notes would be up to \$180 million ("Authorized Amount"), but with the sale of premium notes, the proceeds are anticipated to be up to \$182,541,600.

The 2015A RANs will be in the amount of \$180 million, with anticipated premium of up to \$2,541,600 and will mature on March 15, 2016. The RANs will be secured by anticipated sales tax revenues.

## **Discussion**

The reason for the County's request is found in section 3669 2(e) of the NIFA Act, which states that during a Control Period:

"The authority shall review the terms of each proposed long-term and short-term borrowing by the county and any covered organization to be effected during any control period, and no such borrowing shall be made during any control period unless it is approved by the authority."

The County typically does two cash flow borrowings each year – a Revenue Anticipation Notes issue in May / June and a Tax Anticipation Notes ("TAN") issue in November / December. The notes are issued to provide monies to meet cash flow deficits expected to occur during the period the notes are outstanding.

Although cash flow borrowings of any kind are not the sign of a robust financial position, they are commonly used by public entities. In this case, the County's rationale seems to be sound, and we will monitor this financing as it progresses.

**Requested Action**

Subject to the final review and approval of the Chairman or his designee(s), you are requested to approve the County's proposed cash flow borrowing, not to exceed the Authorized Amount.

We also recommend that any premium from the sale of the RANs be used for reasonable costs of issuance or applied toward the Authorized Amount.

**Attachment**

Resolution



# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RESOLUTION NO. 15-566

### CONSIDERATION OF APPROVAL OF ISSUANCE OF REVENUE ANTICIPATION NOTES BY NASSAU COUNTY

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RESOLVED, that the materials presented to this meeting of the Board of Directors (the “Materials”) are ordered to be filed with the records of the Nassau County Interim Finance Authority (the “Authority”); and be it further

RESOLVED, that based upon the discussion in the Materials and pursuant to Section 3669 2(e) of the Authority Act, the Authority hereby approves the County’s Issuance of up to \$180 million of Revenue Anticipation Notes, Series 2015A, upon the terms and conditions outlined in the Materials, and subject to the final review and approval of the Chairman of the Authority or his designee(s); and be it further

RESOLVED, that any premium from the sale of the RANs must be used for reasonable costs of issuance or applied toward the Authorized Amount, as defined in the Materials; and be it further

RESOLVED, that staff may take all actions and do all things that they deem necessary to carry out the intent of this resolution.

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Jon Kaiman  
Chairperson

May 8, 2015