

*In the opinion of Bond Counsel, interest on the Series 2009A Bonds will be exempt from personal income taxes imposed by the State of New York or any political subdivision thereof, including The City of New York, and, assuming continuing compliance with the provisions of the Internal Revenue Code of 1986, as amended (the “Code”), as described herein, interest on the Series 2009A Bonds will not be includable in the gross income of the Bondholders thereof for federal income tax purposes and such interest will not be a specific preference item for purposes of the federal individual or corporate alternative minimum tax. See “SECTION VI: TAX MATTERS” herein for further information.*



**NASSAU COUNTY INTERIM FINANCE AUTHORITY  
(A Public Benefit Corporation of the State of New York)  
\$303,100,000 Sales Tax Secured Bonds, Series 2009A**

**Dated: Date of Delivery**

**Due: November 15, as shown on the inside front cover**

The Sales Tax Secured Bonds, Series 2009A (the “Series 2009A Bonds”) are being issued as Senior Bonds by the Nassau County Interim Finance Authority (the “Authority”), a corporate governmental agency and instrumentality of the State of New York (the “State”) constituting a public benefit corporation created pursuant to the Nassau County Interim Finance Authority Act, as amended (the “Act”), pursuant to an Indenture, dated as of October 1, 2000, as amended and supplemented (the “Indenture”), including as supplemented by the Seventeenth Supplemental Indenture, dated as of April 1, 2009 (the “Seventeenth Supplemental Indenture”), each by and between the Authority and The Bank of New York Mellon, New York, New York, as trustee (the “Trustee”).

The Authority is currently authorized under the Act to issue Additional Bonds only for the purpose of refunding Outstanding Bonds. See “SECTION II: Sources of Payment and Security for the Bonds—Additional Bonds.”

Pursuant to the Act, the Bonds are payable from the Revenues of the Authority that are derived from sales and compensating use taxes imposed by and within the County of Nassau, New York (the “County”) pursuant to authorization of the State. Neither the State nor the County is prohibited from amending, modifying, repealing or otherwise altering such taxes, subject, with respect to the County, to limitations set forth in the Act. The Act provides that the County will have no right, title or interest in or to Sales Tax Revenues required to be paid to the Authority, except after payment of debt service and operating expenses of the Authority and then as provided in the Authority’s agreements with the County. See “SECTION II: “SOURCES OF PAYMENT AND SECURITY FOR THE BONDS.”

**THE BONDS ARE PAYABLE SOLELY FROM AND SECURED BY A LIEN ON THE REVENUES OF THE AUTHORITY AND RELATED ACCOUNTS HELD BY THE TRUSTEE. THE BONDS ARE NOT A DEBT OF EITHER THE STATE OR THE COUNTY, AND NEITHER THE STATE NOR THE COUNTY SHALL BE LIABLE THEREON, NOR SHALL THE BONDS BE PAYABLE OUT OF ANY FUNDS OTHER THAN THOSE OF THE AUTHORITY.**

The Series 2009A Bonds will be issued only as fully registered bonds, registered in the name of The Depository Trust Company, New York, New York, or its nominee (“DTC”). Purchases of beneficial interests in the Series 2009A Bonds will be made in book-entry form in denominations of \$5,000 principal amount or whole multiples thereof. Purchasers will not receive physical delivery of the Series 2009A Bonds, except under the limited circumstances described herein. See “SECTION III: THE SERIES 2009A BONDS—Book-Entry Only System.”

Principal, redemption price and interest on the Series 2009A Bonds (with interest accruing from the delivery date and payable on November 15, 2009 and thereafter on May 15 and November 15 of each year) will be payable to DTC by the Trustee. So long as DTC remains the registered owner, disbursements of such payments to DTC Participants are the responsibility of DTC and disbursements of such payments to the purchasers of the Series 2009A Bonds are the responsibility of DTC Participants, as described herein.

The Series 2009A Bonds are subject to optional redemption prior to maturity as described herein.

**This cover page contains information for quick reference only. It is not a summary of this issue. Potential investors must read the entire Offering Circular to obtain information essential to making an informed investment decision.**

The Series 2009A Bonds are offered, subject to prior sale, when, as and if issued by the Authority and accepted by the Underwriters, subject to the approval of legality of the Series 2009A Bonds and certain other matters by Sidley Austin LLP, New York, New York, Bond Counsel to the Authority. Certain legal matters will be passed upon for the Authority by the General Counsel of the Authority. Certain legal matters will be passed upon for the Underwriters by their counsel, Winston & Strawn LLP, New York, New York. It is expected that the Series 2009A Bonds will be available for delivery in New York, New York, on or about April 21, 2009.

**Goldman, Sachs & Co.**

**M.R. Beal & Company**

**\$303,100,000 SALES TAX SECURED BONDS, SERIES 2009A**

<u>November 15</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Price or Yield</u>	<u>CUSIP Number†</u>
2009	\$ 4,250,000	1 %	0.38%	631663KW0
2010	4,075,000	2	1.00	631663KX8
2010	10,875,000	3	1.00	631663KY6
2011	2,075,000	2	1.43	631663KZ3
2011	5,635,000	3	1.43	631663LA7
2011	21,295,000	5	1.43	631663LB5
2012	6,015,000	2.50	1.68	631663LC3
2012	1,950,000	3	1.68	631663LD1
2012	9,560,000	4	1.68	631663LE9
2013	2,390,000	2.50	2.11	631663LF6
2013	3,005,000	3	2.11	631663LG4
2013	12,485,000	5	2.11	631663LH2
2014	3,040,000	2.50	100	631663LJ8
2014	7,245,000	3	2.50	631663LK5
2014	19,400,000	5	2.50	631663LL3
2015	1,670,000	2.75	2.74	631663LM1
2015	2,935,000	3	2.74	631663LN9
2015	13,545,000	5	2.74	631663LP4
2016	2,500,000	3	2.98	631663LQ2
2016	3,815,000	4	2.98	631663LR0
2016	12,535,000	5	2.98	631663LS8
2017	2,990,000	4	3.21	631663LT6
2017	16,645,000	5	3.21	631663LU3
2018	1,495,000	3.375	3.44	631663LV1
2018	3,995,000	4	3.44	631663LW9
2018	15,955,000	5	3.44	631663LX7
2019	1,000,000	3.625	3.66	631663LY5
2019	19,595,000	5	3.66*	631663LZ2
2020	23,350,000	5	3.85*	631663MA6
2021	2,010,000	4	100	631663MB4
2021	17,540,000	5	4.00*	631663MC2
2022	1,580,000	4.125	4.14	631663MD0
2022	22,150,000	5	4.14*	631663ME8
2023	1,140,000	4.25	4.29	631663MF5
2023	7,035,000	5	4.29*	631663MG3
2024	650,000	4.375	4.43	631663MH1
2024	4,370,000	5	4.43*	631663MJ7
2025	11,305,000	4.50	4.57	631663MK4

† CUSIP numbers have been assigned by an organization not affiliated with the Authority and are included solely for the convenience of the holders of the Series 2009A Bonds. The Authority is not responsible for the selection or uses of these CUSIP numbers, nor is any representation made as to their correctness on the Series 2009A Bonds or as indicated above.

\* Yield to May 15, 2019 Call Date.

The information in this Offering Circular has been provided by the Authority, the County and other sources considered by the Authority to be reliable. All estimates and assumptions contained herein are believed to be reliable, but no representation is made that such estimates or assumptions are correct or will be realized.

The Underwriters have provided the following sentence for inclusion in this Offering Circular. The Underwriters have reviewed the information in this Offering Circular in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.

No dealer, broker, salesperson or other person has been authorized by the Authority or the Underwriters to give any information or to make any representation with respect to the Series 2009A Bonds, other than those contained in this Offering Circular, and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Offering Circular nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the parties referred to above since the date hereof. This Offering Circular does not constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2009A Bonds, by any person, in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

This Offering Circular contains forecasts, projections and estimates that are based on current expectations. In light of the important factors that may materially affect economic conditions in the County and the amount of Sales Tax Revenues (as defined herein), the inclusion in this Offering Circular of such forecasts, projections and estimates should not be regarded as a representation by the Authority or the Underwriters that such forecasts, projections and estimates will occur. Such forecasts, projections and estimates are not intended as representations of fact or guarantees of results.

If and when included in this Offering Circular, the words “expects,” “forecasts,” “projects,” “intends,” “anticipates,” “estimates” and analogous expressions are intended to identify forward-looking statements and any such statements inherently are subject to a variety of risks and uncertainties that could cause actual results to differ materially from those projected. Such risks and uncertainties include, among others, general economic and business conditions, changes in political, social and economic conditions, regulatory initiatives and compliance with governmental regulations, litigation and various other events, conditions and circumstances, many of which are beyond the control of the Authority. These forward-looking statements speak only as of the date of this Offering Circular. The Authority disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any change in the Authority’s expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

**THE SERIES 2009A BONDS HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY CORPORATION. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.**

**IN CONNECTION WITH THIS OFFERING, THE UNDERWRITERS MAY OVER-ALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICE OF THE SERIES 2009A BONDS AT A LEVEL ABOVE THAT THAT MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.**

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## SUMMARY OF TERMS

*The following is qualified in its entirety by reference to the information appearing elsewhere in this Offering Circular. Terms used in this summary and not defined herein are defined in “APPENDIX B: SUMMARY OF INDENTURE AND AGREEMENT.”*

Issuer .....	The Nassau County Interim Finance Authority (the “Authority”) is a corporate governmental agency and instrumentality of the State of New York (the “State”) constituting a public benefit corporation created by the Nassau County Interim Finance Authority Act, Chapter 84 of the Laws of 2000, as supplemented and amended from time to time including, but not limited to, Chapter 528 of the Laws of 2002 (the “Act”).
Securities Offered .....	\$303,100,000 Sales Tax Secured Bonds, Series 2009A are to be issued as Senior Bonds (the “Series 2009A Bonds”) pursuant to an Indenture, dated as of October 1, 2000 as amended and supplemented, including as supplemented by the Seventeenth Supplemental Indenture, dated as of April 1, 2009 (such Indenture as from time to time amended or supplemented by said and other Supplemental Indentures being herein called the “Indenture”), by and between the Authority and the Trustee. The Series 2009A Bonds (along with other Series of Senior Bonds heretofore or hereafter issued under the Indenture, the “Bonds”) will be payable from Revenues, which consist primarily of Sales Tax Revenues required by the Act to be paid to the Authority as described herein. See “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Servicing – Sales Tax Collection.”
Trustee.....	The Bank of New York Mellon, New York, New York. See “SECTION XIV: TRUSTEE.”
Servicer.....	The New York State Department of Taxation and Finance collects Sales Tax Revenues, described below, and reports the amount of such collections to the State Comptroller. See “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Servicing – Sales Tax Collection.”
Disbursement Agent.....	Collections of Sales Tax Revenues are remitted to the State Comptroller who holds such collections in trust for the Authority. The State Comptroller deposits such Revenues with the Trustee, in accordance with instructions from the Authority, for payment of Debt Service and other expenses of the Authority. Such collections are applied, in accordance with the Act, in the following order of priority: first, pursuant to the Authority’s contracts with bondholders, including payment of Debt Service, then to pay Authority expenses not otherwise provided for, and then, pursuant to the Financing Agreement between the Authority and the County, to the County as frequently as practicable. For information regarding payment of Sales Tax Revenues to the Authority, see “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Sales Tax Revenues” and “— Application of Revenues.”
Not Debt of State or County ...	The Bonds are not a debt of either the State or the County, and neither the State nor the County shall be liable thereon. The Bonds are not

payable out of any funds other than those of the Authority. The State is not obligated to make any additional payments or impose any taxes to satisfy the Debt Service obligations of the Authority.

Bankruptcy Prohibition ..... The Authority is not authorized by State law to file a petition in bankruptcy pursuant to Title 11 (the “Bankruptcy Code”) of the United States Code. In addition, under the Act, the County and the Covered Organizations are prohibited from filing any petition with any United States district court or court of bankruptcy for the composition or adjustment of municipal indebtedness without the approval of the Authority and the State Comptroller, and no such petition may be filed while Authority bonds or notes remain Outstanding.

Purpose of Issue ..... The proceeds from the sale of the Series 2009A Bonds will be deposited in an escrow account to be used, along with other funds of the Authority, if any, to provide for the refunding of a portion of the Outstanding Bonds of the Authority identified in Appendix E and to pay costs of issuance.

See “SECTION III: THE SERIES 2009A BONDS — Plan of Finance And Use of Proceeds”.

Sales Tax Revenues..... The Bonds are payable from the Authority’s Revenues which consist of Sales Tax Revenues which are paid or payable to the Authority pursuant to Section 1261 of the State Tax Law and investment earnings on money and investments on deposit in the Accounts established under the Indenture. Sales Tax Revenues are defined as net collections from sales and compensating use taxes, penalties and interest authorized by the State and imposed by the County, currently at the rate of 4¼%, on the sale and use of tangible personal property and services in the County (the “Local Sales Tax”) but excluding (i) the ¼% component of the Local Sales Tax that the County is required to allocate to towns and cities within the County under the Local Government Assistance Program established by the County and authorized pursuant to Section 1262-e of the State Tax Law, and (ii) the up to 1/12% component of the Local Sales Tax the County is authorized to allocate to villages within the County, which has established a local government assistance program for such villages. See “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Sales Tax Revenues.” The Act provides that the County will have no right, title or interest in or to Sales Tax Revenues required to be paid to the Authority, except after payment of debt service and operating expenses of the Authority pursuant to the Authority’s contracts with bondholders and then as provided in the Authority’s agreements with the County. See “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Application of Revenues.” Sales Tax Revenues collected by the State Comptroller for transfer to the Authority are not subject to appropriation by the State or County.

Enabling Legislation ..... The Act provides for the issuance of bonds, notes and other evidence of indebtedness by the Authority, including the Bonds, the payment of the Bonds from Sales Tax Revenues, the execution of swap contracts and the statutory and contractual covenants of the Authority, the County and the

State.

State Covenant ..... The Act and the Indenture contain the covenant of the State with the Bondholders (the “State Covenant”) that the State shall not limit, alter or impair the rights vested in the Authority by the Act to fulfill the terms of the Indenture, or in any way impair the rights and remedies of such holders of the Bonds or the security for the Bonds until such Bonds, and all costs and expenses in connection with any action or proceeding by or on behalf of such holders of the Bonds, are fully paid and discharged.

The State Constitution allows the State to amend, repeal, modify or otherwise alter statutes imposing or relating to the Local Sales Tax. Sales Tax Revenues collected by the State Comptroller for transfer to the Authority are not subject to appropriation by the State or the County.

For more information regarding the State Covenant, see “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Agreements of the State and the County.”

County Covenant..... In accordance with the Act, the County has, in the Agreement hereinafter defined, pledged and agreed with the Bondholders (the “County Covenant”) that the County will not limit, alter or impair the rights vested by the Act in the Authority to fulfill the terms of any agreements made with such holders pursuant to the Act, or in any way impair the rights and remedies of such holders or the security for the Bonds until the Bonds are fully paid and discharged. Nothing contained in the Act or the Agreement restricts any right the County may have to amend, modify or otherwise alter local laws imposing or relating to the Local Sales Tax so long as, after giving effect to such amendment, modification or other alteration, the amount of Sales Tax Revenues projected by the Authority to be available to the Authority during each of its fiscal years following the effective date of such amendment, modification or other alteration is not less than 200% of maximum annual debt service on all Authority bonds, notes and other evidences of indebtedness then outstanding.

For more information regarding the County Covenant, see “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Agreements of the State and the County.”

Other Series of Bonds and Notes ..... The Authority has previously issued \$3,235,495,000 of Bonds, of which \$1,875,075,000 are currently Outstanding. See “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Additional Bonds.”

*Under the Act, the Authority has no authority to issue additional bonds or notes except for refunding of the Authority’s own obligations and paying costs of issuance in connection therewith. No Bond of the Authority may mature later than January 31, 2036.*

Interest and Principal.....	<p>Interest on the Series 2009A Bonds will accrue from their dated date at the rates set forth on the inside cover page hereof and will be payable semiannually, commencing November 15, 2009. The record date for payment of interest on the Series 2009A Bonds is the last business day of the month preceding the interest payment date.</p> <p>Principal will be due on the Series 2009A Bonds as shown on the inside cover page and herein.</p> <p>Interest and principal on the Bonds will be paid from the Revenues on deposit in the Bond Account or Redemption Account, if applicable. Sales Tax Revenues shall be deposited into the Bond Account in accordance with the retention schedule as described in “Retention Procedures” below.</p>
Optional Redemption .....	<p>The Series 2009A Bonds are subject to optional redemption prior to maturity. See “SECTION III: THE SERIES 2009A BONDS — Optional Redemption.”</p>
Form and Denomination.....	<p>The Series 2009A Bonds will be issued in book-entry form and will be denominated in principal amounts of \$5,000 and integral multiples thereof.</p>
Indenture.....	<p>The Indenture provides for the issuance of the Bonds pursuant to the Act, including the Authority’s pledge to the Trustee of the revenues, accounts and statutory and contractual covenants contained therein. The Trustee is authorized to enforce the Indenture and such covenants against the Authority, the County and the State.</p>
Financing Agreement .....	<p>The Financing Agreement, dated as of October 1, 2000, between the Authority and the County (the “Agreement”), provides for the application of bond proceeds to pay Financeable Costs, including funding certain expenditures of the County, and includes covenants of the County pledged to the benefit of Bondholders.</p>
Collection Account.....	<p>The State Comptroller is required by the Act, commencing on or before the twelfth day of each month, to pay Sales Tax Revenues collected during the next preceding calendar month (with partial payments to be made on or before the last day of June and December consisting of collections made during the first 25 days of such months) to the Authority for application in accordance with the Act. The Authority has instructed the State Comptroller to pay Sales Tax Revenues directly to the Trustee for application in accordance with the Act and the Indenture. See “Application of Revenues” below.</p> <p>All Revenues received by the Authority are deposited immediately into the Collection Account.</p>
Bond Account .....	<p>The Bond Account is held by the Trustee in accordance with the terms of the Indenture. The Trustee shall deposit amounts from the Collection Account into the Bond Account (i) in accordance with the procedures described below for the payment of Debt Service, and (ii) to provide for the payment of Notes and Senior Agreements, if any, that are to be paid</p>



out of the Bond Account on a parity with the Senior Bonds.

Application of Revenues ..... All Revenues in the Collection Account shall be applied upon receipt by the Trustee in the following order of priority: *first*, to the Bond Account or Redemption Account to pay Debt Service and for the payment of Senior Agreement providers, if any, including scheduled payments on such swap contracts, in accordance with the Retention Procedures described in the paragraph below and the amount, if any, necessary to replenish the Debt Service Liquidity Account to the extent of any withdrawal therefrom; *second*, pursuant to Supplemental Indentures for the benefit of Noteholders, Subordinate Bondholders and parties to ancillary and swap contracts (other than Senior Agreements), including payments of any termination amounts or fees owing under any swap contracts, to the extent such Supplemental Indentures may require application of Revenues to pay items after payments of Debt Service but prior to operating expenses; *third*, to the Authority's operating expenses, including deposits to the Redemption Account for optional redemption of the Senior Bonds, if any, and any reserves held by the Authority for payment of operating expenses; *fourth*, to the payment of debt service on certain notes of the Authority to the extent required by Supplemental Indentures relating to such notes; and *then*, to the County as frequently as practicable, excess Revenues, free and clear of the lien of the Indenture.

Retention Procedures..... At the beginning of each calendar month, the Trustee shall transfer all Revenues from the Collection Account to the Bond Account until the amount in the Bond Account is equal to Accrued Debt Service to the last day of such month. Such transfer shall be appropriately adjusted to reflect the date of issue of Bonds or Senior Notes, any accrued or capitalized interest deposited in the Bond Account, or any other amounts irrevocably pledged to the payment of such Debt Service for such period, actual rates of interest, any amount needed or held in the Accounts for Debt Service, and any purchase or redemption of Bonds or Senior Notes, so that there will be available on each payment date the amount necessary to pay Debt Service, and so that accrued or capitalized interest will be applied to the installments of interest to which it is applicable.

Tax Exemption..... In the opinion of Sidley Austin LLP, Bond Counsel to the Authority, interest on the Series 2009A Bonds will be exempt from personal income taxes imposed by the State and its political subdivisions, and, assuming continuing compliance with the provisions of the Internal Revenue Code of 1986, as amended, interest on the Series 2009A Bonds will not be includable in the gross income of the owners thereof for federal income tax purposes. See "SECTION VI: TAX MATTERS".

Ratings..... The Series 2009A Bonds are rated "AA+" by Fitch Ratings ("Fitch"), "AAA" by Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. ("Standard & Poor's"), and "Aa2" by Moody's Investors Service, Inc. ("Moody's") (each a "Rating Agency" and, collectively, the "Rating Agencies"). A rating is not a recommendation to buy, sell or hold securities and may be subject to a revision or withdrawal at any time by the assigning rating organization.

See "SECTION VII: RATINGS."

Authority Contact..... Mr. Evan L. Cohen, Executive Director  
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## SECTION I: INTRODUCTION

This Offering Circular of the Nassau County Interim Finance Authority (the “Authority”) sets forth information concerning the Authority in connection with the sale of the Authority’s \$303,100,000 Sales Tax Secured Bonds, Series 2009A (the “Series 2009A Bonds” and, together with other Series of Senior Bonds, the “Bonds”). The Authority is a corporate governmental agency and instrumentality of the State of New York (the “State”) constituting a public benefit corporation created by the Nassau County Interim Finance Authority Act, Chapter 84 of the Laws of 2000, as supplemented by Chapter 179 of the Laws of 2000 and as amended from time to time (the “Act”).

The Series 2009A Bonds are being issued as Senior Bonds pursuant to the Act and an Indenture dated as of October 1, 2000, as amended and supplemented, including as supplemented by the Seventeenth Supplemental Indenture (the “Seventeenth Supplemental Indenture”), dated as of April 1, 2009 (such Indenture as from time to time amended or supplemented by said and other Supplemental Indentures being herein called the “Indenture”), by and between the Authority and The Bank of New York Mellon, as Trustee (the “Trustee”). See “SECTION XIV: TRUSTEE.” The Authority and the County of Nassau, New York (the “County”) have entered into a Financing Agreement (the “Agreement”), dated as of October 1, 2000, which provides, among other things, for the application of Bond proceeds. A summary of certain provisions of the Indenture and the Agreement, together with certain defined terms used therein and in this Offering Circular, are contained in Appendix B hereto.

The proceeds of the Series 2009A Bonds will be deposited in escrow accounts to be used, along with other funds of the Authority, if any, to provide for the refunding of certain outstanding Bonds of the Authority identified in Appendix E and to pay costs of issuance. See “SECTION III: THE SERIES 2009A BONDS — Plan of Finance and Use of Funds”.

The Bonds are payable from the Authority’s Revenues which consist primarily of Sales Tax Revenues (each as defined herein). In accordance with the Act, Authority Revenues are applied first, pursuant to the Authority’s contracts with bondholders, including the payment of Debt Service, and then, in the order of priority provided in the Indenture and the Agreement, and on a subordinate basis to the Bonds, to pay Authority expenses not otherwise provided for, to pay debt service on other obligations of the Authority, and to the County as frequently as practicable.

Under the Act, the Authority has both limited authority to oversee the County’s finances, including covered organizations as defined in the Act (“Covered Organizations”), and upon the declaration of a “control period,” additional oversight authority. The Authority is required to review the terms of and comment on the prudence of each proposed issuance of bonds or notes proposed to be issued by the County, and no such borrowing shall be made unless first reviewed and commented upon and, during a control period, approved by the Authority. Upon request of the County, the Authority has the power to issue its bonds and notes to pay Financeable Costs, all as more fully described below. See “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Additional Bonds.”

The Act provides that the Authority may not issue Bonds or notes after 2007, other than to retire or otherwise refund Authority debt and to pay costs of issuance in connection therewith. *As of the date hereof, under the Act, the Authority may only issue Bonds to refund outstanding Authority debt and to pay costs of issuance in connection therewith.* Historically, the Act authorized the issuance of Bonds and notes to finance capital projects and cash flow needs of the County, as well as, to the extent authorized by State law, any County deficit. No Bond of the Authority may mature later than January 31, 2036. For additional information regarding the issuance of parity or subordinate obligations of the Authority, see “SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS — Additional Bonds.”

The Authority has previously issued \$3,235,495,000 of Bonds, of which \$1,875,075,000 are currently Outstanding.

## **SECTION II: SOURCES OF PAYMENT AND SECURITY FOR THE BONDS**

### **General**

The Act authorizes the Authority to issue debt and secure the repayment of such debt with a pledge of the Authority's right, title and interest in the Revenues of the Authority, which are required by the Act to be paid to the Authority. In accordance with the Act, Authority Revenues are applied first, pursuant to the Authority's contracts with bondholders, including the payment of Debt Service, and then, in the order of priority provided in the Indenture and the Agreement, and on a subordinate basis to the Bonds, to pay Authority expenses not otherwise provided for, to pay debt service on other obligations of the Authority, and to the County as frequently as practicable. The Authority's Revenues are derived from the amounts payable to it from Sales Tax Revenues which, together with investment earnings on money and investments on deposit in the Accounts established under the Indenture are the only source of payment for the holders of the Bonds. See "Sales Tax Revenues" below. Pursuant to the Act and the Indenture, the Authority has pledged the Revenues to the Trustee for payment of the Bonds. The Act provides that the Authority's pledge of its Revenues represents a perfected first security interest on behalf of the holders of the Bonds. The lien of the Indenture on the Revenues for the security of the Bonds is prior to all other liens thereon.

The Authority does not have, nor is it expected to have, any significant assets or sources of funds other than Sales Tax Revenues and amounts on deposit pursuant to the Indenture. The Series 2009A Bonds will not be insured or guaranteed by the County, the State or the Trustee. The State is not obligated to make any additional payments or impose any taxes to satisfy the Debt Service obligations of the Authority. See "Sales Tax Revenues" below.

The Authority is not authorized by State law to file a petition in bankruptcy pursuant to Title 11 (the "Bankruptcy Code") of the United States Code. In addition, under the Act, the County and the Covered Organizations are prohibited from filing any petition with any United States district court or court of bankruptcy for the composition or adjustment of municipal indebtedness without the approval of the Authority and the State Comptroller, and no such petition may be filed while Authority bonds or notes remain Outstanding. Under the Act, the term Covered Organizations includes the Nassau County Health Care Corporation and any other governmental agency, public authority or public benefit corporation which receives or may receive moneys directly, indirectly or contingently from the County, excluding the Authority, any State public authority, any instrumentality created by interstate compact and any governmental agency, public authority or public benefit corporation exempted by the Authority upon the Authority's finding that such exemption does not materially adversely affect the ability of the County to adopt and maintain a budget pursuant to the Act, provided that, during the period of such exemption, there shall be audited financial statements of such exempted entity prepared in accordance with generally accepted accounting principles. Pursuant to its enabling legislation, the Nassau County Sewer and Storm Water Finance Authority is a covered organization under the Act.

### **Sales Tax Revenues**

The Bonds are payable from the Authority's Revenues which consist principally of Sales Tax Revenues which are paid or payable to the Authority pursuant to Section 1261 of the State Tax Law and investment earnings on money and investments on deposit in the Accounts established under the Indenture. Sales Tax Revenues are defined as net collections from sales and compensating use taxes, penalties and interest authorized by the State and imposed by the County, currently at the rate of 4¼%, on

the sale and use of tangible personal property and services in the County (the “Local Sales Tax”) but excluding (i) the  $\frac{1}{4}\%$  component of the Local Sales Tax that the County is required to allocate to towns and cities within the County under the Local Government Assistance Program established by the County and authorized pursuant to Section 1262-e of the State Tax Law, and (ii) the up to  $\frac{1}{12}\%$  component of the Local Sales Tax the County is authorized to allocate to villages within the County under a local government assistance program for such villages. The Local Sales Tax is the largest source of revenue for the County, accounting for approximately 39.9% of County revenues in its major operating funds in its 2009 budget (excluding interdepartmental and interfund revenues). The current total sales tax rate in the County is  $8\frac{5}{8}\%$ , of which  $4\frac{3}{8}\%$  is the State’s share and  $4\frac{1}{4}\%$  is the Local Sales Tax. For a description of the servicing and application of Sales Tax Revenues, see “Servicing-Sales Tax Collection” and “Application of Revenues” below.

Pursuant to authorizing legislation enacted by the State in 1965, the County has imposed a Local Sales Tax since 1969, at a base rate of 2% which was increased to 3% in 1972. In addition, for a one-year period commencing September 1976 and continuously since June 1983, the State has authorized the County to impose various incremental rates in addition to the base rate of 3%. Since 1986, enabling legislation has been enacted periodically by the State permitting the County to increase the Local Sales Tax rate for a generally two-year period by three-quarters of one percent, from the base rate of 3% to  $3\frac{3}{4}\%$ , with one-third of such increment (equivalent to a  $\frac{1}{4}\%$  component) required to be allocated to towns and cities within the County. In addition, since 1991, enabling legislation has been enacted periodically by the State permitting the County to increase the Local Sales Tax rate for a generally two-year period by an additional one-half of one percent, from  $3\frac{3}{4}\%$  to  $4\frac{1}{4}\%$ .

Since 1997, the State legislation extending the  $4\frac{1}{4}\%$  Local Sales Tax rate also authorized the County to establish a local government assistance program for the villages within the County and to allocate up to one-sixth of the  $\frac{3}{4}\%$  incremental component of the Local Sales Tax remaining after required allocations are made to towns and cities within the County to the villages (equivalent to a  $\frac{1}{12}\%$  component). Such a program would result in a loss to the County of up to the  $\frac{1}{12}\%$  component of the Local Sales Tax. The County enacted a proposal to share a portion of Local Sales Tax revenue with the villages for its 2001 through 2009 fiscal years; applicable committees of the County Legislature have, however, approved local legislation to rescind the sharing of said portion of Local Sales Tax revenue with the villages for the 2009 fiscal year: such legislation requires approval of the full County Legislature to take effect. As a result, the amount of such Local Sales Tax allocated to this program will be excluded from Sales Tax Revenues. The amount so excluded from Sales Tax Revenues for the 2008 fiscal year of the County was approximately \$1.25 million and for the 2009 fiscal year of the County, the amount so excluded from Sales Tax Revenues is projected by the County to be approximately \$1.25 million, although the amount for the 2009 fiscal year will be eliminated if the full County Legislature approves the legislation described above in this paragraph.

The County Legislature has adopted local laws to implement the State’s authorization to impose both the additional three-quarters of one percent and the additional one-half of one percent through November 30, 2009, the current limit of the State’s authorization for such incremental components. If such provisions are not renewed, the existing 3% base rate will be in effect. No assurance can be given that either the County Legislature or the State will enact legislation extending the effective date of the additional three-quarters of one percent and the additional one-half of one percent components of the Local Sales Tax beyond November 30, 2009. The following table sets forth the dates that incremental sales tax components in addition to the 3% base rate have been in effect since 1983:

<b>Effective Dates</b>	<b>Incremental Rate</b>	<b>Total Local Sales Tax Rate</b>
June 1, 1983 through December 31, 1985	1.00%	4.00%
January 1, 1986 through August 31, 1991	0.75%	3.75%
September 1, 1991 through November 30, 2009	1.25%	4.25%

The amount of future Sales Tax Revenues to be collected depends upon various factors including the economic conditions in the County. Economic conditions in the County have reflected numerous cycles of growth and recession. There can be no assurance that historical data relating to economic conditions in the County are predictive of future trends. For more information regarding the economic conditions in the County, see “APPENDIX A — ECONOMIC AND DEMOGRAPHIC PROFILE.” In addition, the State has in the past enacted amendments to the Tax Law to exempt specified goods and services from the imposition of the sales and compensating use tax, or to reduce the rate of the sales tax on such goods and services. There can be no assurance that future proposals will not result in additional exemptions or reductions.

The following table sets forth the history of the County’s Local Sales Tax collections since 1981, as reported on a modified accrual basis in the County’s financial statements. The amounts do not include the ¼% component of the Local Sales Tax the County has been required to allocate to towns and cities within the County under the County’s Local Government Assistance Program since 1985, which are excluded from Sales Tax Revenues. However, the amounts set forth below do not exclude any allocations to villages within the County prior to 2001, since no local government assistance program for villages existed. From fiscal year 1981 to fiscal year 2008, the average annual compound growth rate for Local Sales Tax collections was approximately 5.42%. Since 1996, the fiscal year of the County has ended on December 31 of each year.

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**SALES TAX COLLECTIONS**  
**EXCLUSIVE OF LOCAL GOVERNMENT ASSISTANCE PROGRAM ALLOCATION**  
**(000's omitted)**

Fiscal Year	Actual Sales Tax Revenues	Fiscal Year	Actual Sales Tax Revenues
1981	\$226,020	1995 <sup>(4)</sup>	\$435,282
1982	233,956	1996 <sup>(4)</sup>	788,329
1983 <sup>(1)</sup>	296,773	1997	653,091
1984	363,847	1998	673,431
1985	378,664	1999	713,931
1986 <sup>(2)</sup>	386,857	2000	755,967
1987	416,415	2001	779,714
1988	431,933	2002	811,147
1989	452,736	2003	838,085
1990	450,971	2004	881,321
1991 <sup>(3)</sup>	469,913	2005	900,309
1992	520,129	2006	935,496
1993	553,983	2007	951,105
1994	575,562	2008	940,214

(1) Local Sales Tax rate increased from 3% to 4% at the beginning of June and remained at 4% through 1985.

(2) Local Sales Tax rate reduced from 4% to 3¾% at the beginning of 1986.

(3) Local Sales Tax rate increased from 3¾% to 4 ¼% effective September 1, 1991.

(4) Fiscal Year 1995 was a 9-month year, and Fiscal Year 1996 was a 15-month year.

SOURCE: Office of the County Comptroller.

Retail trade in the County, according to the 2002 Economic Census<sup>(†)</sup> prepared by the U.S. Census Bureau, involved 13,451 establishments with \$20.05 billion in sales. Major contributors to retail sales activity, not all of which may be subject to the sales and compensating use tax, include: motor vehicles and parts dealers, with 828 establishments accounting for \$5.14 billion in sales; food and beverage stores, with 1,715 establishments accounting for \$2.77 billion in sales; nonstore retailers (such as mail order shopping), with 3,005 establishments accounting for \$1.69 billion in sales; general merchandise stores such as department stores, with 224 establishments accounting for \$2.04 billion in sales; clothing and accessories stores, with 1,900 establishments accounting for \$1.87 billion in sales; health and personal care stores, with 1,034 establishments accounting for \$1.62 billion in sales; and building material, garden equipment and supplies dealers, with 496 establishments accounting for \$1.18 billion in sales.

As set forth in the following table of New York State's top retailing counties, the 2002 Economic Census showed the County to be ranked second in the State for retail sales.

<sup>(†)</sup> The U.S. Economic Census presents a detailed portrait of the economy once every five years, from the national to the local level. County-level data from the 2007 U.S. Economic Census has not yet been released by the Census Bureau.

**NEW YORK STATE TOP RETAILING COUNTIES**  
(000's omitted)

	<b>2002 Rank</b>	<b>2002 Retail Sales</b>	<b>1997 Rank</b>	<b>1997 Retail Sales</b>
New York (Manhattan).....	1	\$26,431,688	1	\$19,964,095
<b>Nassau.....</b>	<b>2</b>	<b>20,048,923</b>	<b>2</b>	<b>16,876,869</b>
Suffolk.....	3	18,884,440	3	13,879,345
Westchester.....	4	12,055,687	4	9,438,521
Queens.....	5	11,733,654	5	9,237,429
Kings.....	6	11,397,935	6	8,407,009
Erie.....	7	10,053,437	7	8,224,419
Monroe.....	8	7,612,733	8	6,681,881
Onondaga.....	9	5,451,227	9	4,485,858
Albany.....	10	4,581,206	10	3,634,657

SOURCE: U.S. Census Bureau, Retail Trade.

The County is served by six regional shopping centers: Broadway Mall in Hicksville, Roosevelt Field in Garden City, Green Acres in Valley Stream, Americana Manhasset in Manhasset, Westfield Sunrise Mall in Massapequa and The Simon Mall at The Source in Westbury. Major retailers in the County include Saks Fifth Avenue, Bloomingdale's, Lord & Taylor, Nordstrom's, Macy's, Sears, JC Penney, Marshalls, Old Navy, Kohl's and Target. According to the International Council of Shopping Centers, a global trade association of the shopping center industry, these regional malls feature a total of 6,889,934 square feet of gross leasable area.

**Servicing—Sales Tax Collection**

Sales Tax is collected by vendors and service providers in the County and remitted to the New York State Department of Taxation and Finance monthly, quarterly or annually based on the volume of sales. The New York State Department of Taxation and Finance reports the amounts of such collections to the State Comptroller, and such amounts are deposited daily with such banks, banking houses or trust companies, as may be designated by the State Comptroller, to the credit of the State Comptroller in trust for the Authority to the extent net collections from sales taxes imposed by the County are payable to the Authority. After retaining such amount as the State Commissioner of Taxation and Finance may determine to be necessary for refunds and for the reasonable costs of the State Tax Commissioner in administering, collecting and distributing such taxes, on or before the twelfth day of each month, the State Comptroller is required to pay to the Authority Sales Tax Revenues collected during the next preceding calendar month, provided, however, that the State Comptroller is required to make a partial payment on or before the last day of June and December consisting of collections made during and including the first 25 days of such months. The amount of Sales Tax Collections received by the Authority each month in a year may vary from the amount for such month received by the Authority in prior years because of the impact of amounts deducted from or added to such payments to reflect the recalculation by the New York State Department of Taxation and Finance of actual amounts of Sales Tax Revenues collected. The Authority has instructed the State Comptroller to pay Sales Tax Revenues directly to the Trustee for application in accordance with the Act and the Indenture. For more information regarding the application of Sales Tax Revenues upon receipt by the Trustee, see "Application of Revenues" below. The following table sets forth, on a cash basis, monthly distributions of Local Sales Tax collections since January 2006.



**MONTHLY SALES TAX COLLECTION DISTRIBUTIONS  
TO THE AUTHORITY FROM THE STATE COMPTROLLER**

<b>Date</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
JANUARY	\$10,942,188.90	\$19,068,217.14	\$25,119,061.88	\$15,625,620.65
FEBRUARY	80,163,200.13	77,612,484.94	79,063,223.73	75,417,352.24
MARCH	63,024,092.43	65,654,980.71	67,920,003.84	60,694,128.41
APRIL	88,710,047.76	83,208,911.78	89,973,556.05	78,372,193.40
MAY	70,408,172.33	71,876,861.10	70,874,242.90	
JUNE	139,538,847.64	144,955,361.77	145,630,599.73	
JULY	21,212,854.12	21,509,370.79	24,035,546.64	
AUGUST	74,552,356.59	74,907,670.57	75,626,055.20	
SEPTEMBER	69,939,670.83	73,587,204.33	76,284,975.73	
OCTOBER	93,990,630.36	91,485,765.82	93,053,598.64	
NOVEMBER	73,171,909.99	70,598,184.27	69,984,626.07	
DECEMBER	<u>145,183,938.52</u>	<u>148,114,358.66</u>	<u>138,457,903.99</u>	
<b>TOTALS</b>	<b>\$930,839,915.60</b>	<b>\$942,581,378.88</b>	<b>\$956,023,394.40</b>	<b>\$230,109,294.70</b>

**Authority Bonds**

Pursuant to the Act, the Authority had the power to issue its bonds and notes for the purpose of refinancing or restructuring a portion of the County’s outstanding debt, and financing capital project costs, tax certiorari judgments and settlements incurred or to be incurred by the County, the County’s cash flow needs, certain retirement incentive programs and amounts necessary to finance any County deficit to the extent authorized by State law. Such bonds and notes could have only been issued by the Authority upon a request therefor by the County made by the County Executive and approved by the County Legislature. Any such issuance of Bonds was at the discretion of the Authority. Since January 1, 2008, the Authority has not had authority under the Act to issue bonds, other than Bonds to refund Authority Bonds previously issued, the purpose for which the Series 2009A Bonds are being issued. In addition, no Bond of the Authority may mature later than January 31, 2036.

Bonds of the Authority may be issued, amortized, redeemed and refunded without regard to the provisions of the State’s Local Finance Law; except that the principal amount of outstanding bonds of the Authority shall be deemed indebtedness of the County for purposes of ascertaining the amount of indebtedness the County may contract pursuant to the State’s Local Finance Law and State Constitution and the Authority shall not exceed such limitation.

The total anticipated Debt Service payable on Outstanding Bonds of the Authority, as well as Debt Service on the Series 2009A Bonds, is set forth herein in the table entitled “Debt Service on Senior Bonds” under the heading “SECTION III: THE SERIES 2009A BONDS—Debt Service Requirements.”

**Debt Service Coverage on Outstanding Senior Bonds**

The following table shows coverage of maximum annual Debt Service on the Outstanding Bonds assuming issuance of the Series 2009A Bonds by historical Sales Tax Revenues. Maximum Annual Debt Service on all such Senior Bonds will be, upon the issuance of the Series 2009A Bonds, \$208,423,746.46 occurring in 2012. See “SECTION III: THE SERIES 2009A BONDS—Debt Service Requirements.”

**DEBT SERVICE COVERAGE ON SENIOR BONDS  
BY HISTORICAL SALES TAX REVENUES**

<u>Year</u>	<u>Sales Tax Revenues (\$ Thousands)(a)</u>	<u>Coverage of Maximum Annual Debt Service on Senior Bonds (c)</u>
1981	226,020	1.08
1982	233,956	1.12
1983	296,773	1.42
1984	363,847	1.75
1985	378,664	1.82
1986	386,857	1.86
1987	416,415	2.00
1988	431,933	2.07
1989	452,736	2.17
1990	450,971	2.16
1991	469,913	2.25
1992	520,129	2.50
1993	553,983	2.66
1994	575,562	2.76
1995	435,282(b)	2.09
1996	788,329(b)	3.78
1997	653,091	3.13
1998	673,431	3.23
1999	713,931	3.43
2000	755,967	3.63
2001	779,714	3.74
2002	811,147	3.89
2003	838,085	4.02
2004	881,321	4.23
2005	900,309	4.32
2006	935,496	4.49
2007	951,105	4.56
2008	940,214	4.51

(a) Sales tax revenues are reported on a modified accrual basis and do not reflect cash receipts on a calendar year basis.

(b) Fiscal Year 1995 was a 9-month year, and Fiscal Year 1996 was a 15-month year.

(c) Based on debt service for the hedged Series 2008A-E Bonds at the fixed payer rates on the associated interest rate swaps.

**Additional Bonds**

The Act provides that the Authority may not issue Bonds or notes after 2007, other than to retire or otherwise refund Authority debt and to pay costs of issuance in connection therewith. *As of the date hereof, under the Act, the Authority may only issue Bonds to refund outstanding Authority debt and to pay costs of issuance in connection therewith.*

The Indenture provides that other Series of Bonds and notes may be issued only (i) as Senior Bonds or Senior Notes on a parity with other Series of Senior Bonds or Senior Notes or (ii) as subordinate to the Senior Bonds or Notes, but (iii) no Series of Bonds or Senior Notes on a parity with other Series of Senior Bonds or Senior Notes shall be authenticated and delivered unless the amount of Sales Tax Revenues received by the Authority for the twelve consecutive calendar months ended not more than three months prior to the calculation date is at least three times the amount of annual Debt Service

(excluding any accrued or capitalized interest), including such Series of Bonds and Senior Notes for each Fiscal Year Bonds will be Outstanding. See “APPENDIX B — SUMMARY OF INDENTURE AND AGREEMENT”.

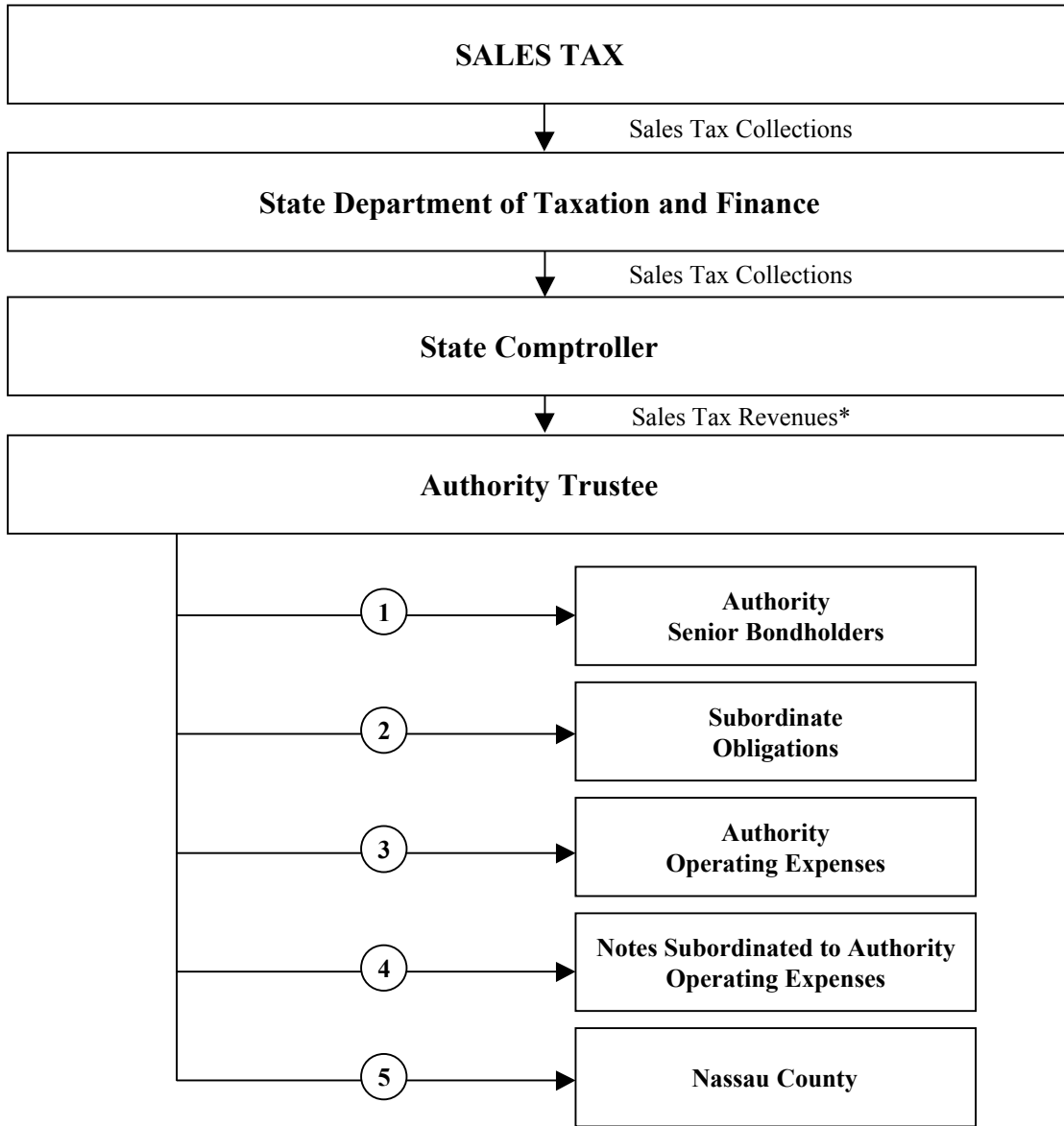
In addition, no Senior Bonds may be issued unless there is available in the Debt Service Liquidity Account an amount equal to any Debt Service Liquidity Account Requirement that may be in effect. Money, if any, on deposit in the Debt Service Liquidity Account is held in trust under the Indenture and applied to remedy any shortfall in the Bond Account in amounts due on Debt Service, except that money on deposit in such account in excess of the Debt Service Liquidity Account Requirement will be transferred to the Collection Account. The Debt Service Liquidity Requirement means an amount equal to one-twelfth of the maximum total Principal Installments and interest becoming due in the current or any future Fiscal Year on Senior Bonds or zero if the Authority’s projected maximum required monthly deposit of Sales Tax Revenues upon the issuance of such Senior Bonds is no greater than one-half of the lowest monthly Sales Tax Revenue collections in the last 24 calendar months. See “APPENDIX B — SUMMARY OF INDENTURE AND AGREEMENT.”

### **Application of Revenues**

Upon receipt of Sales Tax Revenues required to be paid to the Authority in accordance with the Authority’s instructions to the State Comptroller, the Trustee must deposit such amounts into the Collection Account held by the Trustee. The Act and the Indenture establish a priority for the use by the Authority of Sales Tax Revenues as follows: *first*, to the Bond Account or Redemption Account to pay Debt Service and for the payment of Senior Agreement providers, if any, including scheduled payments on such swap contracts, in accordance with the procedures described below under “Retention Procedures” and the amount, if any, necessary to replenish the Debt Service Liquidity Account to the extent of any withdrawal therefrom; *second*, pursuant to Supplemental Indentures for the benefit of Noteholders, Subordinate Bondholders and parties to ancillary and swap contracts (other than Senior Agreements), including payments of any termination amounts or fees owing under any swap contracts, to the extent such Supplemental Indentures may require application of Revenues to pay items after payments of Debt Service but prior to operating expenses; *third*, to the Authority’s operating expenses, including deposits to the Redemption Account for optional redemption of the Senior Bonds, if any, and any reserves held by the Authority for payment of operating expenses; *fourth*, to the payment of debt service on certain notes of the Authority to the extent required by Supplemental Indentures relating to such notes; and *then*, to the County as frequently as practicable, excess Revenues, free and clear of the lien of the Indenture. The chart on the following page illustrates the collection of Sales Tax Revenues (as described under “Servicing-Sales Tax Collection” above) and the flow of funds under the Indenture, as described below.

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**SUMMARY OF COLLECTION AND APPLICATION OF SALES TAX REVENUES**



\*As defined.

- (1) Revenues will be retained by the Trustee for the payment of Debt Service on Outstanding Bonds and for the payment of Senior Agreement providers, if any, including scheduled payments on such swap contracts in accordance with the retention procedures detailed below, and for the payment of the amount, if any, necessary to replenish the Debt Service Liquidity Account to the extent of any withdrawal therefrom.
- (2) Revenues are next applied pursuant to Supplemental Indentures for the benefit of Subordinate Bondholders, Subordinate Noteholders, and parties to Subordinate Agreements, including payments of any termination amounts or fees owing under any swap contracts, to the extent such Supplemental Indentures may require application of Revenues to pay items after payment of Debt Service.
- (3) After Revenues are retained by the Trustee for the payment of Debt Service, payments to Subordinate Bondholders and Subordinate Noteholders, and Senior Agreement providers, if any, such Revenues are paid to the Authority for its operating expenses.
- (4) In accordance with the Supplemental Indentures relating to certain Bond Anticipation Notes, the payment of interest on and principal of such Bond Anticipation Notes shall be payable after Authority Operating Expenses.
- (5) After the payments described in (1), (2), (3) and (4) above are made, remaining Revenues are paid to the County, as frequently as practicable.

## **Retention Procedures**

At the beginning of each calendar month, the Trustee shall begin to transfer all Revenues from the Collection Account to the Bond Account until the amount in the Bond Account is equal to Accrued Debt Service to the last day of such month. Such transfer shall be appropriately adjusted to reflect as of the date of issue of notes or Bonds, any accrued or capitalized interest deposited in the Bond Account or any other amounts irrevocably pledged to the payment of such Debt Service for such period, actual rates of interest, any amount needed or held in the Accounts for Debt Service, and any purchase or redemption of notes or Bonds, so that there will be available on each payment date the amount necessary to pay Debt Service and so that accrued or capitalized interest will be applied to the installments of interest to which it is applicable.

After all payments are made to the Bond Account and Redemption Account, moneys on deposit in the Collection Account will be used in the following order of priority: for the benefit of Subordinate Bondholders, Subordinate Noteholders or contract parties, to the extent required by Supplemental Indentures, for the payment of the Authority's operating expenses and, as soon as practicable, to the County, free and clear of the lien of the Indenture. The County has covenanted to provide the Authority with a schedule of forecasted collections of Sales Tax Revenues before the beginning of each fiscal year and each month during such fiscal year. In the event projected collections from Sales Tax Revenues are anticipated to be insufficient during any month to completely provide for the amount required to be retained in such month, the Trustee is required to withhold additional Sales Tax Revenues in subsequent months. "APPENDIX B — SUMMARY OF INDENTURE AND AGREEMENT — Application of Revenues."

## **Agreements of the State and the County**

In the Act, the State pledges and agrees with the holders of the Bonds that the State will not limit, alter or impair the rights vested in the Authority by the Act to fulfill the terms of the Indenture, or in any way impair the rights and remedies of such holders of the Bonds or the security for the Bonds until such Bonds, and all costs and expenses in connection with any action or proceeding by or on behalf of such holders of the Bonds, are fully paid and discharged. The State is not obligated to make any additional payments or impose any taxes to satisfy the Debt Service obligations of the Authority. The State Constitution allows the State to amend, repeal, modify or otherwise alter statutes imposing or relating to the Local Sales Tax. Sales Tax Revenues collected by the State Comptroller for transfer to the Authority are not subject to appropriation by the State or the County.

In accordance with the Act, the County will pledge and agree with the holders of the Bonds that the County will not limit, alter or impair the rights vested by the Act in the Authority to fulfill the terms of any agreements made with such holders pursuant to the Act, or in any way impair the rights and remedies of such holders or the security for the Bonds until the Bonds are fully paid and discharged. Nothing contained in the Act or the Agreement restricts any right the County may have to amend, modify or otherwise alter local laws imposing or relating to the Local Sales Tax so long as, after giving effect to such amendment, modification or other alteration, the amount of Sales Tax Revenues projected by the Authority to be available to the Authority during each of its fiscal years following the effective date of such amendment, modification or other alteration is not less than 200% of maximum annual debt service on all Authority bonds, notes and other evidences of indebtedness then outstanding. For a description of the covenants of the County set forth in the Agreement, see "APPENDIX B — SUMMARY OF INDENTURE AND AGREEMENT."

THE BONDS ARE NOT A DEBT OF EITHER THE STATE OR THE COUNTY, AND NEITHER THE STATE NOR THE COUNTY IS LIABLE THEREON.

The covenants of the County and the State described above shall be of no force and effect with respect to any Bond if there is on deposit in trust with a bank or trust company sufficient cash or Defeasance Collateral to pay when due all principal of, applicable redemption premium, if any, and interest on such Bond.

### **SECTION III: THE SERIES 2009A BONDS**

#### **General**

The Series 2009A Bonds will be dated, will bear interest at the rates and will mature on the dates as set forth on the cover and inside cover page of this Offering Circular. All of the Series 2009A Bonds will be issued in book-entry only form.

The Series 2009A Bonds will be issued in denominations of \$5,000 or any whole multiple thereof, and will bear interest calculated on the basis of a 360-day year of 30-day months.

#### **Optional Redemption**

On or after May 15, 2019, the Series 2009A Bonds may be redeemed at the option of the Authority in whole or in part at any time at par plus accrued interest to the date of redemption.

#### **Notice of Redemption**

Upon receipt of notice from the Authority of its election to redeem Series 2009A Bonds or when redemption of Series 2009A Bonds is required pursuant to the Indenture, the Trustee is to give notice of such redemption by mail to the holders of Series 2009A Bonds to be redeemed at least 30 days prior to the date set for redemption. Failure by a particular Bondholder to receive notice, or any defect in the notice to such Bondholder, will not affect the redemption of any other Series 2009A Bond. If at the time of notice, the Authority shall not have deposited with the Trustee moneys sufficient to redeem all the Series 2009A Bonds called for optional redemption, such notice shall state that such optional redemption is conditional, in that it is subject to the sufficient deposit of moneys with the Trustee not later than the date fixed for redemption. Such notice shall be of no effect and no optional redemption shall occur unless such moneys are so deposited.

#### **Debt Service Requirements**

The following schedule sets forth, for each 12-month period ending December 31 of the years shown, on a cash basis, the anticipated amounts required to be paid by the Authority for the payment of principal of, and interest on, the Series 2009A Bonds payable on their respective payment dates of each such period and the total payments to be made with respect to debt service on Outstanding Senior Bonds.

<b>12-Month Period Ending <u>December 31</u></b>	<b>Outstanding Bonds Debt Service<sup>(1)</sup></b>	<b>Series 2009A Bonds Debt Service</b>	<b>Total Senior Debt Service</b>
2009	\$163,918,289	\$11,871,210	\$175,789,499
2010	149,720,473	28,356,694	178,077,167
2011	146,918,910	42,003,944	188,922,854
2012	179,175,103	29,248,644	208,423,746
2013	179,016,344	29,012,369	208,028,713
2014	167,099,653	40,043,219	207,142,871
2015	158,972,633	27,244,869	186,217,501
2016	146,254,801	27,133,644	173,388,445
2017	131,585,636	27,064,294	158,649,930
2018	115,484,390	27,922,444	143,406,834
2019	120,061,389	26,064,438	146,125,826
2020	109,638,738	27,803,438	137,442,175
2021	81,329,392	22,835,938	104,165,330
2022	64,943,459	26,058,538	91,001,997
2023	59,507,254	9,330,863	68,838,116
2024	47,573,376	5,775,663	53,349,038
2025	<u>10,925,007</u>	<u>11,813,725</u>	<u>22,738,732</u>
Totals*	\$2,032,124,846	\$419,583,929	\$2,451,708,774

\* Totals may not add due to rounding.

(1) Reflects the refunding of bonds to be refunded by the proceeds of the Series 2009A Bonds. Debt service on the Series 2008A-E Bonds hedged with an associated swap is based on the actual fixed payer rates on the swap. The 2009 debt service amount includes the Authority's expected contributions for refunded debt service from the Bond Account.

### **Plan of Finance and Use of Proceeds**

The proceeds from the sale of the Series 2009A Bonds, together with other Authority funds, will be deposited in an escrow account to provide for the refunding or payment of debt service on a portion of the Authority's Outstanding Bonds identified in Appendix E (the "Authority Refunded Bonds"), and to pay costs of issuance, as set forth in "Sources and Uses" below. Bond proceeds are not pledged or available to pay any indebtedness of the Authority (other than such Authority Refunded Bonds).

The proceeds of the Series 2009A Bonds being used to refund the Authority Refunded Bonds will be invested under an escrow agreement in Defeasance Collateral the principal of and the interest on which when due will provide money which, together with uninvested money deposited with the escrow agent at the same time, will be sufficient, without further investment or reinvestment, to pay when due, the principal or redemption price of and interest due and to become due on the Authority Refunded Bonds. Accordingly, the Authority Refunded Bonds will be deemed to have been paid within the meaning and effect of the Indenture and will no longer be Outstanding.

### **Swap Contracts**

In connection with the issuance of the Authority's Sales Tax Secured Variable Rate Bonds, Series 2004B-G and Series 2005I, J and K (each of which Series have been refunded with proceeds of the Series 2008A-E Bonds), the Authority entered into certain interest rate exchange agreements (the "swap contracts") for the purpose of converting the Authority's variable rate exposure of each such Series to a fixed rate. Each such swap contract remained effective following the issuance of the Series 2008A-E Bonds. The swap contracts have an aggregate notional amount of \$600,000,000. The aggregate notional

amount of the swap contracts is expected to amortize on the dates and in the respective aggregate amounts specified for the mandatory sinking fund redemption of the Series 2008A-E Bonds. Under the terms of the swap contracts, the Authority will pay a fixed rate to the counterparties and receive a variable rate. The swap contracts are “swap contracts” under the Indenture and, the Authority’s regularly scheduled payment obligations under the swap contracts constitute Senior Agreements under the Indenture, payable on a parity with Debt Service on the Senior Bonds, and any termination payments or related payments or fees constitute Subordinate Agreements under the Indenture, payable after Debt Service on Senior Bonds and payments under Senior Agreements, but ahead of operating expenses.

**Sources and Uses of Funds**

Set forth below are the estimated sources and uses of the proceeds of the Series 2009A Bonds:

**SOURCES OF FUNDS**

Par amount of the Series 2009A Bonds .....	\$303,100,000
Original Issue Premium .....	24,342,991
Authority Funds.....	<u>15,762,767</u>
Total Sources of Funds.....	\$343,205,758

**USES OF FUNDS**

Refunding of NIFA Bonds .....	\$340,866,254
Underwriters’ Discount and Other Authority and County Costs of Issuance .....	<u>2,339,504</u>
Total Uses of Funds.....	\$343,205,758

**Book-Entry Only System**

Beneficial ownership interests in the Series 2009A Bonds will be available in book-entry-only form, in the principal amount of \$5,000 or integral multiples thereof. Purchasers of beneficial ownership interests in the Series 2009A Bonds will not receive certificates representing their interests in the Series 2009A Bonds purchased.

DTC will act as securities depository for the Series 2009A Bonds. The Series 2009A Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each principal amount of Series 2009A Bonds bearing interest at a specified interest rate, each in the aggregate principal amount of such quantity of Series 2009A Bonds, and will be deposited with DTC.

DTC, the world’s largest depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned



subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has Standard & Poor’s highest rating: AAA. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com) and [www.dtc.org](http://www.dtc.org).

Purchases of the Series 2009A Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2009A Bonds on DTC’s records. The ownership interest of each actual purchaser of the Series 2009A Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interest in the Series 2009A Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive bond certificates representing their ownership interests in the Series 2009A Bonds, except in the event that use of the book-entry system for the Series 2009A Bonds is discontinued.

To facilitate subsequent transfers, all Series 2009A Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2009A Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2009A Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Series 2009A Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2009A Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2009A Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2009A Bond documents. For example, Beneficial Owners of the Series 2009A Bonds may wish to ascertain that the nominee holding the Series 2009A Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2009A Bonds unless authorized by a Direct Participant in accordance with DTC’s Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts the Series 2009A Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2009A Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC.

DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the Authority or the Trustee, on a payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2009A Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, the Series 2009A Bond certificates are required to be printed and delivered.

The Authority may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Series 2009A Bond certificates will be printed and delivered.

Unless otherwise noted, certain of the information contained in the preceding paragraphs of this subsection "Book-Entry Only System" has been extracted from information furnished by DTC. Neither the Authority nor the original purchasers make any representation as to the completeness or the accuracy of such information or as to the absence of material adverse changes in such information subsequent to the date hereof.

## **Other Information**

For additional information regarding the Series 2009A Bonds and the Indenture including the events of default under the Indenture and the remedies of the Bondholders thereunder, which include acceleration of the Series 2009A Bonds under certain circumstances, see "APPENDIX B — SUMMARY OF INDENTURE AND AGREEMENT."

## **SECTION IV: THE AUTHORITY**

### **Purpose and Operations**

The Authority is a corporate governmental agency and instrumentality of the State constituting a public benefit corporation created in June, 2000 by the Act and empowered to issue its bonds and notes for various County purposes, including the restructuring of a portion of the County's outstanding debt. *As of the date hereof, under the Act, the Authority may only issue Bonds to refund outstanding Authority debt and to pay costs of issuance in connection therewith.* The Authority shall continue in existence until its oversight, control or other responsibilities and its liabilities, which include the payment of Authority bonds and notes, including the Series 2009A Bonds, have been met or discharged. In addition, the Authority has certain powers under the Act to monitor and oversee the County's finances, including Covered Organizations, and upon the declaration of a "control period," additional oversight authority, all as more fully described below under "Authority Monitoring and Control Functions."

The Authority is not authorized by State law to file a petition in bankruptcy. In addition, under the Act, the County and the Covered Organizations are prohibited from filing any petition with any

United States district court or court of bankruptcy for the composition or adjustment of municipal indebtedness without the approval of the Authority and the State Comptroller, and no such petition may be filed while Authority bonds or notes remain Outstanding.

## **Directors and Management**

The Authority is governed by a board of seven directors, each appointed by the Governor, one each upon the recommendation of the Majority Leader of the State Senate, the Speaker of the Assembly and the State Comptroller. Four directors constitute a quorum for meetings of the directors of the Authority. The Governor also designates the chairperson and vice-chairperson from among the directors. There are currently two vacancies on the board of the Authority. As of the date of this Offering Circular, the following individuals have been appointed directors:

### Directors

*Ronald A. Stack, Director and Chairperson.*

Ronald A. Stack is Managing Director in the Public Finance Department of Barclays Capital, with responsibility for the firm's national public sector investment banking effort. He is also the Chair of the Municipal Securities Rulemaking Board (MSRB).

Immediately prior to joining Barclays Capital, Mr. Stack headed Public Finance at Lehman Brothers. Mr. Stack also worked in public finance at Goldman, Sachs & Co. and as a management consultant for Deloitte Touche. He also served as Deputy Secretary to the Governor of New York State.

*Stanley Kreitman, Director.*

Stanley Kreitman is the Chairman of the Board of Manhattan Associates, LLC and a senior advisor to Signature Bank. He was formerly the President of United States Banknote Corporation. He also serves on the boards of several other public corporations and civic organizations.

*Paul J. Leventhal, Director.*

Paul J. Leventhal is the Managing member of the accounting firm of Leventhal and Company, LLP. The firm represents corporate and individual clients in the areas of accounting, taxation, management advisory services, and auditing.

*Gregory J. Raphael, Director.*

Gregory J. Raphael, of Garden City, New York, is a founding partner of the New York City law firm of Ryan & Raphael, P.C. The firm specializes in the areas of corporate and business law with emphasis on representation of entrepreneurial clients and small businesses, and the legal issues that affect them. In addition, the firm represents clients in their estate planning, trust and estate law, real property law, employment law, and tax law needs.

*Robert G. Smith, Ph.D., Director.*

Dr. Robert G. Smith is the founder and chairman of Smith Affiliated Capital Corp., a firm that designs, implements and manages fixed-income strategies for institutions, endowments and foundations, and wealthy individuals and their families. He also is a member of the board of the New York State Health

Foundation and the New York State Comptroller's Investment Advisory Committee for State Pension Funds (Common Fund).

*Christopher P. Wright, Director.*

Christopher P. Wright, from Protiviti's New York office, is the firm-wide Managing Director of the Finance Remediation and Reporting Compliance group. The firm is an independent risk consulting firm. Mr. Wright, a CPA, is also the Regional Managing Director for Protiviti's Northeastern United States Region. He has approximately twenty years experience serving clients as an external auditor, including 6 years as a partner at two global accounting firms.

### Officers

The following is a brief description of certain officers and staff members of the Authority:

*Evan L. Cohen, Executive Director*

Evan L. Cohen serves as Executive Director. He has approximately 20 years of financial management experience dealing with governments, including 7 years as Deputy Director of the Nassau County Interim Finance Authority and 10 years as Assistant Deputy Director of the New York State Financial Control Board for the City of New York. Previously, he worked for 5 years at Grumman Corporation. Mr. Cohen earned a BE in Electrical Engineering and an MBA in Finance.

*Jeremy Wise, General Counsel*

Mr. Wise serves as General Counsel. Mr. Wise has been admitted to the practice of law in New York State since 1978. The majority of his legal career has been spent working in the area of public finance.

### **Financing Agreement**

In accordance with the provisions of the Act described above, the Authority and the County have entered into the Financing Agreement, dated as of October 1, 2000, providing for, among other things, the issuance of bonds and notes by the Authority to finance various County purposes authorized under the Act. See "APPENDIX B: SUMMARY OF INDENTURE AND AGREEMENT."

### **Authority Monitoring and Control Functions**

During an "Interim Finance Period", as defined in the Act, the Authority is empowered, among other things, to review financial plans submitted to it; to make recommendations or, if necessary, adverse findings thereon; to monitor compliance; to make transitional State aid available as it determines; to comment on proposed borrowings by the County and Covered Organizations; and to impose a control period upon making one of the statutory findings. Even in the absence of a control period, certain of these powers may continue beyond the Interim Finance Period.

A control period will occur upon the Authority's determination that any of the following events has occurred or that there is a substantial likelihood and imminence of its occurrence: (1) the County shall have failed to pay the principal of or interest on any of its bonds or notes when due or payable; (2) the County shall have incurred a major operating funds deficit of 1% or more in the aggregate in the results of operations during its fiscal year assuming all revenues and expenditures are reported in accordance with generally accepted accounting principles; (3) the County shall have otherwise violated any provision of the Act and such violation substantially impairs the marketability of the County's bonds

or notes; (4) the County Treasurer's certification at any time, at the request of the Authority or on the County Treasurer's initiative, that on the basis of facts existing at such time, the County Treasurer cannot make the certification that securities sold by or for the benefit of the County in the general public market during the fiscal year immediately preceding such date and the then current fiscal year are satisfying the financing requirements of the County during such period and that there is a substantial likelihood of a similar result from such date through the end of the next succeeding fiscal year; or (5) if, in regard to the County's financial plan covering the County and the Covered Organizations, the County fails to make the required modifications after reductions in revenue estimates, or to provide a modified plan in detail and within such time period required by the Authority.

During a control period the Authority shall withhold transitional State aid and is empowered, among other things, to approve or disapprove proposed contracts and borrowings by the County and Covered Organizations; approve, disapprove or modify the County's financial plan; issue binding orders to the appropriate local officials; and terminate the control period upon finding that no condition exists which would permit imposition of a control period.

On December 3, 2008 the Authority approved the County's four-year Financial Plan, as defined in the Act, but directed that the County submit a detailed update to the Financial Plan by May 1, 2009.

#### **SECTION V: NO LITIGATION**

There is not now pending any litigation (i) restraining or enjoining the issuance or delivery of the Series 2009A Bonds or questioning or affecting the validity of the Series 2009A Bonds or the proceedings and authority under which they are issued or will be issued, respectively; (ii) contesting the creation, organization or existence of the Authority, or the title of the directors or officers of the Authority to their respective offices; (iii) questioning the right of the Authority to perform its obligations under the Indenture or the Agreement and to pledge the Revenues and funds and other moneys and securities purported to be pledged by the Indenture in the manner and to the extent provided in the Indenture; or (iv) questioning or affecting the levy or collection of the Local Sales Tax in any material respect, or the application of the Local Sales Tax for the purposes contemplated by the Act, or the procedure thereunder.

#### **SECTION VI: TAX MATTERS**

In the opinion of Sidley Austin LLP, New York, New York, as Bond Counsel to the Authority, except as provided in the following sentence, interest on the Series 2009A Bonds will not be includable in the gross income of the owners of the Series 2009A Bonds for Federal income tax purposes under existing law. Interest on the Series 2009A Bonds will be includable in the gross income of the owners thereof retroactive to the date of issue of the Series 2009A Bonds in the event of a failure of the Authority or the County to comply with applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and their respective covenants regarding use, expenditure and investment of bond proceeds and the timely payment of certain investment earnings to the United States Treasury; and no opinion is rendered by Sidley Austin LLP as to the exclusion from gross income of the interest on the Series 2009A Bonds for Federal income tax purposes on or after the date on which any action is taken under the Series 2009A Bonds proceedings or related proceeding upon the approval of counsel other than such firm.

In the opinion of Bond Counsel, interest on the Series 2009A Bonds will be exempt from personal income taxes imposed by the State and its political subdivisions.

In the opinion of Bond Counsel, interest on the Series 2009A Bonds will not be a specific preference item for purposes of the Federal individual or corporate alternative minimum tax. The Code contains other provisions that could result in tax consequences, upon which Sidley Austin LLP renders no

opinion, as a result of ownership of such Series 2009A Bonds or the inclusion in certain computations (including, without limitation, those related to the corporate alternative minimum tax) of interest that is excluded from gross income. Interest on the Series 2009A Bonds owned by a corporation will be included in the calculation of a corporation's Federal alternative minimum tax liability.

Ownership of tax-exempt obligations may result in collateral tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, certain foreign corporations doing business in the United States, certain S corporations with excess passive income, individual recipients of Social Security or railroad retirement benefits, taxpayers eligible for the earned income credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Prospective purchasers of the Series 2009A Bonds should consult their tax advisors as to the applicability of any such collateral consequences.

The excess, if any, of the amount payable at maturity of any maturity of the Series 2009A Bonds purchased as part of the initial public offering over the issue price thereof constitutes original issue discount. The amount of original issue discount that has accrued and is properly allocable to an owner of any maturity of the Series 2009A Bonds with original issue discount (a "Discount Bond") will be excluded from gross income for federal and State income tax purposes to the same extent as interest on the Series 2009A Bonds. In general, the issue price of a maturity of the Series 2009A Bonds is the first price at which a substantial amount of Series 2009A Bonds of that maturity was sold (excluding sales to bond houses, brokers or similar persons or organizations acting in the capacity of underwriters, placement agents, or wholesalers) and the amount of original issue discount accrues in accordance with a constant yield method based on the compounding of interest. A purchaser's adjusted basis in a Discount Bond is to be increased by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or other disposition of such Discount Bond for federal income tax purposes. In addition, original issue discount that accrues in each year to an owner of a Discount Bond is included in the calculation of the distribution requirements of certain regulated investment companies and may result in some of the collateral federal income tax consequences discussed above. Consequently, owners of any Discount Bond should be aware that the accrual of original issue discount in each year may result in additional distribution requirements or other collateral federal income tax consequences although the owner of such Discount Bond has not received cash attributable to such original issue discount in such year.

The accrual of original issue discount and its effect on the redemption, sale or other disposition of a Discount Bond that is not purchased in the initial offering at the first price at which a substantial amount of such substantially identical Series 2009A Bonds is sold to the public may be determined according to rules that differ from those described above. An owner of a Discount Bond should consult his tax advisors with respect to the determination for federal income tax purposes of the amount of original issue discount with respect to such Discount Bond and with respect to state and local tax consequences of owning and disposing of such Discount Bond.

The excess, if any, of the tax basis of the Series 2009A Bonds purchased by a purchaser (other than a purchaser who holds the Series 2009A Bonds, as inventory, stock in trade or for sale to customers in the ordinary course of business) over the amount payable at maturity is "bond premium." Bond premium is amortized over the term of the Series 2009A Bonds for federal income tax purposes (or, in the case of a bond with bond premium callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on such bond). Owners of the Series 2009A Bonds are required to decrease their adjusted basis in the Series 2009A Bonds by the amount of amortizable bond premium attributable to each taxable year the Series 2009A Bonds are held. The amortizable bond premium on the Series 2009A Bonds attributable to a taxable year is not deductible for federal income tax purposes; however, such amortizable bond premium is treated as an offset to qualified stated interest received on the Series 2009A Bonds. Owners of such

Series 2009A Bonds should consult their tax advisors with respect to the determination for federal income tax purposes of the treatment of bond premiums upon sale or other disposition of such Series 2009A Bonds and with respect to the state and local tax consequences of owning and disposing of such Series 2009A Bonds.

Interest paid on tax-exempt obligations will be subject to information reporting in a manner similar to interest paid on taxable obligations. Although such reporting requirement does not, in and of itself, affect the excludability of interest on the Series 2009A Bonds from gross income for federal income tax purposes, such reporting requirement causes the payment of interest on the Series 2009A Bonds to be subject to backup withholding if such interest is paid to beneficial owners who (a) are not “exempt recipients,” and (b) either fail to provide certain identifying information (such as the beneficial owner's taxpayer identification number) in the required manner or have been identified by the Internal Revenue Service (the “IRS”) as having failed to report all interest and dividends required to be shown on their income tax returns. Generally, individuals are not exempt recipients, whereas corporations and certain other entities generally are exempt recipients. Amounts withheld under the backup withholding rules from a payment to a beneficial owner would be allowed as a refund or a credit against such beneficial owner's federal income tax liability provided the required information is furnished to the IRS.

Future legislative proposals, if enacted into law, regulations, rulings or court decisions may cause interest on the Series 2009A Bonds to be subject, directly or indirectly, to federal income taxation or to State or local income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. Further, legislative or regulatory actions and proposals may affect the economic value of the federal or state tax exemption or the market value of the Series 2009A Bonds. Prospective purchasers of the Series 2009A Bonds should consult their own tax advisors regarding any pending or proposed federal or State tax legislation, regulations, rulings or litigation as to which Bond Counsel expresses no opinion.

#### **SECTION VII: RATINGS**

The Series 2009A Bonds are rated “AA+” by Fitch Ratings (“Fitch”), “AAA” by Standard & Poor’s Ratings Services, a division of The McGraw-Hill Companies, Inc. (“Standard & Poor’s”), and “Aa2” by Moody’s Investors Service, Inc. (“Moody’s”) (each a “Rating Agency” and, collectively, the “Rating Agencies”). Such ratings will reflect only the respective views of such organizations. There is no assurance that a particular rating will continue for any given period of time or that any such rating will not be revised downward or withdrawn entirely if, in the judgment of the Rating Agency originally establishing the rating, circumstances so warrant. A downward revision or withdrawal of such ratings, or any of them, may have an effect on the market price of the Series 2009A Bonds.

#### **SECTION VIII: VERIFICATION OF MATHEMATICAL COMPUTATIONS**

Samuel Klein and Company, Certified Public Accountants, will deliver to the Authority and the Underwriters on or before the date of delivery of the Series 2009A Bonds its verification report indicating that it has verified, in accordance with the standards established by the American Institute of Certified Public Accountants, the mathematical accuracy of certain computations showing the Underwriters’ assertions of the adequacy of the cash and the maturing principal of and interest on certain government obligations held in the escrow funds to provide for the payment of the principal of and interest on the bonds refunded identified herein.

The verification performed by Samuel Klein and Company will be solely based upon data, information and documents provided to Samuel Klein and Company by the Underwriters and the Authority. The report of its verification will state that Samuel Klein and Company has no obligations to

update the report because of events occurring, or data or information coming to their attention, subsequent to the date of the report.

#### **SECTION IX: UNDERWRITING**

The Series 2009A Bonds are being purchased for reoffering by the Underwriters for whom Goldman, Sachs & Co. is acting as Representative. The Underwriters have jointly and severally agreed, subject to certain conditions, to purchase the Series 2009A Bonds from the Authority at an aggregate underwriters' discount of \$1,751,759.75 and to make an initial public offering of the Series 2009A Bonds at prices that are not in excess of the initial public offering prices, or at yields below the yields, set forth on the inside cover page of this Offering Circular. The Underwriters will be obligated to purchase all such Series 2009A Bonds if any such Series 2009A Bonds are purchased.

The Series 2009A Bonds may be offered and sold to certain dealers (including the Underwriters) at prices lower than such public offering prices, and such public offering prices may be changed from time to time by the Underwriters.

#### **SECTION X: APPROVAL OF LEGALITY**

All legal matters incident to the authorization, issuance and delivery of the Series 2009A Bonds are subject to the approval of Sidley Austin LLP, Bond Counsel to the Authority. Certain legal matters are subject to the approval of the Authority's General Counsel and of Winston & Strawn LLP, counsel to the Underwriters.

#### **SECTION XI: FINANCIAL STATEMENTS**

The financial statements of the Authority as of and for the year ended December 31, 2007, included in this Offering Circular, as Appendix C, have been audited by Deloitte & Touche LLP, independent auditors, as stated in their report dated March 28, 2008 appearing herein in Appendix C.

#### **SECTION XII: CONTINUING DISCLOSURE UNDER SEC RULE 15c2-12**

In order to assist the Underwriters in complying with Rule 15c2-12 promulgated by the Securities and Exchange Commission, the Authority and the Trustee will enter into a written undertaking (the "Continuing Disclosure Agreement") for the benefit of the holders of the Series 2009A Bonds to provide continuing disclosure. The Authority will undertake for the benefit of the holders of the Series 2009A Bonds to provide each Nationally Recognized Municipal Securities Information Repository (a "Repository"), and if and when one is established, the New York State information depository (the "State Depository"), on an annual basis on or before 185 days after the end of each fiscal year, commencing with the fiscal year ending December 31, 2009, financial information and operating data concerning the Authority of the type included in this Offering Circular referred to herein as "Authority Annual Information" and described in more detail below. The Authority will undertake to provide no later than 185 days after the end of each of its fiscal years, commencing with the fiscal year ending December 31, 2009, the Authority's annual financial statements for such year, prepared in accordance with GAAP and audited by an independent firm of certified public accountants in accordance with generally accepted auditing standards, to each Repository and to any State Depository, provided, however, that if audited financial statements are not then available, unaudited financial statements shall be so provided and such audited financial statements shall be provided to each Repository and to the State Depository if and when available. In addition, the Authority will undertake, for the benefit of the holders of the Series 2009A Bonds, to provide to each such Repository or to the Municipal Securities Rulemaking Board ("MSRB"), and any State Depository, in a timely manner, the notices described below.



The Authority Annual Information shall consist of financial information and operating data of the type included in this Offering Circular under the headings: "SOURCES OF PAYMENT AND SECURITY FOR THE BONDS", including information under subheadings "Sales Tax Revenues" and "Servicing Sales Tax Collection" relating to the material taxes constituting a source of revenue for the Series 2009A Bonds, a historical summary of such revenue, if available, together with an explanation of the factors affecting collection levels, for a period of at least the five most recent completed fiscal years then available. The Authority Annual Information may contain such narrative explanation as may be necessary to avoid misunderstanding and to assist the reader in understanding the presentation of financial information and operating data and in judging the financial condition of the Authority.

The notices described above include notices of any of the following events with respect to the Series 2009A Bonds, if material: (1) principal and interest payment delinquencies; (2) non-payment related defaults; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions or events affecting the tax-exempt status of the Series 2009A Bonds; (7) modifications to the rights of Bondholders; (8) bond calls; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Series 2009A Bonds; and (11) rating changes.

The sole and exclusive remedy for breach or default under the Continuing Disclosure Agreement to provide continuing disclosure described above is an action to compel specific performance of the undertakings of the Authority, and no person, including the holder of the Series 2009A Bonds, may recover monetary damages thereunder under any circumstances. Any Bondholder, including any beneficial owner, may enforce the Continuing Disclosure Agreement. A breach or default under the Continuing Disclosure Agreement shall not constitute an Event of Default under the Indenture. In addition, if all or any part of Rule 15c2-12 ceases to be in effect for any reason, then the information required to be provided under the Continuing Disclosure Agreement, insofar as the provision of Rule 15c2-12 no longer in effect required the provision of such information, shall no longer be required to be provided.

The foregoing undertakings are intended to set forth a general description of the type of financial information and operating data that will be provided; the descriptions are not intended to state more than general categories of financial information and operating data; and where an undertaking calls for information that no longer can be generated or is no longer relevant because the operations to which it related have been materially changed or discontinued, a statement to that effect will be provided. As a result, the parties to the Continuing Disclosure Agreement do not anticipate that it often will be necessary to amend the informational undertakings. The Continuing Disclosure Agreement, however, may be amended or modified under certain circumstances set forth therein.

The Authority may satisfy its obligations to file any notice, document or information with a NRMSIR or SID by filing the same with any dissemination agent, including any "central post office" or similar entity, assuming or charged with responsibility for accepting notices, documents or information for transmission to such NRMSIR or SID, to the extent permitted or required by the SEC. For this purpose, permission shall be deemed to have been granted by the SEC if and to the extent the agent has received a "no action" letter, which has not been revoked, from the SEC to the effect that enforcement action would not be recommended on account of using the agent, and not such NRMSIR or SID, as the source of information in determining compliance with the Rule.

### **SECTION XIII: LEGAL INVESTMENT**

Pursuant to the Act the Bonds of the Authority are securities in which all public officers and bodies of the State and all public corporations, municipalities and municipal subdivisions, all insurance companies and associations and other persons carrying on an insurance business, all banks, bankers, trust companies, savings banks and savings associations including savings and loan associations, building and loan associations, investment companies and other persons carrying on a banking business, all administrators, conservators, guardians, executors, trustees and other fiduciaries, and all other persons whatsoever who are now or may hereafter be authorized to invest in bonds or in other obligations of the State, may properly and legally invest funds, including capital, in their control or belonging to them. Pursuant to the Act the Series 2009A Bonds may be deposited with and may be received by all public officers and bodies of the State and all municipalities and public corporations for any purpose for which the deposit of bonds or other obligations of the State is now or may hereafter be authorized.

### **SECTION XIV: TRUSTEE**

The Bank of New York Mellon is acting as Trustee in connection with the Series 2009A Bonds.

### **SECTION XV: FINANCIAL ADVISOR**

The Authority has retained Lamont Financial Services Corporation to serve as financial advisor to the Authority (the "Financial Advisor") in connection with the issuance of the Series 2009A Bonds. The Financial Advisor has assisted in various matters relating to the planning, structuring and issuance of the Series 2009A Bonds. The Financial Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

### **SECTION XVI: MISCELLANEOUS**

The references herein to the Act, the Indenture and the Agreement are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to the Act, the Indenture, and the Agreement for full and complete statements of such provisions. Copies of the Act, the Indenture, and the Agreement are available at the offices of the Trustee.

The agreements of the Authority with holders of the Series 2009A Bonds are fully set forth in the Indenture. Neither any advertisement of the Series 2009A Bonds nor this Offering Circular is to be construed as a contract with purchasers of the Series 2009A Bonds.

Any statements in this Offering Circular involving matters of opinion, projections or estimates, whether or not expressly stated, are intended merely as expressions of opinion, projections or estimates and not as representation of fact.

The delivery of this Offering Circular has been duly authorized by the Authority.

**NASSAU COUNTY INTERIM FINANCE AUTHORITY**

By:           /s/ Evan L. Cohen            
EVAN L. COHEN, EXECUTIVE DIRECTOR

## APPENDIX A

### ECONOMIC AND DEMOGRAPHIC PROFILE

This section has been provided by the County and presents information regarding certain major economic and demographic factors in the County which may affect Sales Tax Revenues of the Authority. All information is presented on a calendar year basis unless otherwise indicated. The data set forth are the latest available. Sources of information are indicated in the text or immediately following the tables. Although the Authority considers the sources to be reliable, the Authority has made no independent verification of the information presented herein and does not warrant its accuracy.

Public Financial Management, Inc. (“PFM”) has acted as financial advisor to the County in connection with this offering; however, PFM has not independently verified the factual information contained in this offering circular.

#### Overview

Established in 1899, Nassau County (the “County”) is the site of some of New York State’s (the “State”) earliest colonial settlements, some of which date to the 1640’s. With a total land area of 287 square miles and a population of over 1.3 million, the County is bordered to the west by the New York City borough of Queens, to the east by Suffolk County, to the north by Long Island Sound and to the south by the Atlantic Ocean. Together, the northern and southern boundaries of the County comprise nearly 188 miles of scenic coastline. The County includes 3 towns, 2 cities, 64 incorporated villages, 56 school districts and various special districts that provide fire protection, water supply and other services. Land uses within the County are predominantly single-family residential, commercial and industrial.

#### Population

Table 1 below shows the County's population from 1970 to 2007. The County’s population has experienced two major growth periods over the past 100 years, reaching a peak of approximately 1,428,080 residents in 1970. Between 1970 and 1990, the County’s population decreased 10% to 1,287,348 residents. By 2000, the County's population had increased by 3.6% to approximately 1,334,544 residents. Based upon U.S. Census Bureau data, residents over 75 years of age are the fastest growing segment of the population, increasing by 125% from 42,100 in 1970 to 94,880 in 2000. The U.S. census estimates a decrease in population to 1,306,533 in 2007.

TABLE 1

#### COUNTY POPULATION, 1970-2007

<u>Year</u>	<u>Population</u>
2007	1,306,533
2006	1,325,662
2000	1,334,544
1990	1,287,348
1980	1,321,582
1970	1,428,080

SOURCES: U.S. Census, 1970-2007

## Economic Indicators

### Median Household Income

As shown on Table 2 below, according to the U.S. Census Bureau the County's estimated median household income was \$89,782 in 2007, significantly higher than those of the State (\$53,514) and the United States as a whole (\$50,740). Moreover, the County (2.8%) has a smaller percentage of families below the poverty level than the State (10.3%) and the United States (9.5%).

**TABLE 2**

**MEDIAN HOUSEHOLD INCOME IN THE COUNTY  
IN COMPARISON TO THE STATE AND THE U.S. 2007**

<u>Area</u>	<u>Median Household Income</u>	<u>Families Below Poverty (%)</u>
County	\$89,782	2.8
State	53,514	10.3
United States	50,740	9.5

SOURCE: U.S. Census, 2007 American Community Survey

### Consumer Price Index

The Consumer Price Index ("CPI") represents changes in prices of all goods and services purchased by households over time and is used to gauge levels of inflation. CPI includes user fees such as water and sewer service and sales and excise taxes paid by the consumer, but does not include income taxes and investment items such as stocks, bonds, and life insurance. Annual totals and increases in the CPI for both the New York-Northern New Jersey-Long Island, NY-NJ-CT-PA Consolidated Metropolitan Statistical Area ("CMSA") and U.S. cities between the years 1998 and 2008 are shown in Table 3 below.(1)

As indicated in Table 3 below, prices in the CMSA rose by 3.9% in 2008. This equals the 2005 percentage increase, the greatest increase in the annual percentage change since 1998. The 2008 U.S. Cities Avg. percentage increase is also 3.9%. This is by far the greatest U.S. Cities Avg. percentage increase.

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(1) Throughout this document references are made to the U.S. Office of Management and Budget's definitions of metropolitan areas that are applied to U.S. Census Bureau data. These areas include Metropolitan Statistical Areas ("MSAs"), Consolidated Metropolitan Statistical Areas ("CMSAs") and Primary Metropolitan Statistical Areas ("PMSAs"). An MSA is a county or group of contiguous counties that contains at least one city with a population of 50,000 or more, or a Census Bureau-defined urbanized area of at least 50,000 with a metropolitan population of at least 100,000. An MSA with a population of one million or more and which meets various internal economic and social requirements is termed a CMSA, consisting of two or more major components, each of which is recognized as a PMSA. For example, the Nassau-Suffolk PMSA is part of the New York-Northern New Jersey – Long Island, NY-NJ-CT-PA CMSA.

**TABLE 3****CONSUMER PRICE INDEX, 1998-2008**

Year	U.S. City Average (1,000s)	Percentage Change	NY-NJ-CT-PA CMSA (1,000s)	Percentage Change
2008	215.3	3.9%	235.8	3.9%
2007	207.3	2.8%	226.9	2.8%
2006	201.6	3.2%	220.7	3.8%
2005	195.3	3.4%	212.7	3.9%
2004	188.9	2.7%	204.8	3.5%
2003	184	2.3%	197.8	3.1%
2002	179.9	1.6%	191.9	2.6%
2001	177.1	2.8%	187.1	2.5%
2000	172.2	3.4%	182.5	3.1%
1999	166.6	2.2%	177.0	2.0%
1998	163	1.6%	173.6	1.6%

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics

**Retail Sales and Business Activity**

The County is served by six major regional shopping centers: Broadway Mall in Hicksville, Roosevelt Field in Garden City, Green Acres Mall in Valley Stream, Americana Manhasset in Manhasset, Sunrise Mall in Massapequa and the Simon Mall at the Source in Westbury. According to the International Council of Shopping Centers, a global trade association of the shopping center industry, these regional malls have a total of 6,889,934 square feet of gross leaseable area.

The County boasts a wide range of nationally recognized retailers that provide goods and services, including home furnishing stores, supermarkets and gourmet food markets, electronic stores and bookstores. Major retailers in the County include Saks Fifth Avenue, Bloomingdales, Lord & Taylor, Nordstrom's, Macy's, Sears, JC Penney, Marshalls, Old Navy, Kohl's and Target. Commercial outlet stores in the County include, but are not limited to Costco, Bed, Bath & Beyond and Best Buy. In addition, there are in the County designer boutique shops and specialty department stores such as Barneys, Brooks Brothers, Giorgio Armani, Ralph Lauren and Prada, and jewelers such as Tiffany & Co., Cartier and Van Cleef & Arpels.

Based on the 2002 Economic Census, the County ranked second in the State to New York City in retail sales (see Table 4).

**TABLE 4**

**RETAIL SALES ACTIVITY RANKED BY COUNTY IN THE STATE**  
(in thousands)

	<b>2002 Rank</b>	<b>2002 Retail Sales</b>	<b>1997 Rank</b>	<b>1997 Retail Sales</b>
New York (Manhattan)	1	\$26,431,688	1	\$19,964,095
<b>Nassau</b>	<b>2</b>	<b>20,048,923</b>	<b>2</b>	<b>16,876,869</b>
Suffolk	3	18,884,440	3	13,879,345
Westchester	4	12,055,687	4	9,438,521
Queens	5	11,733,654	5	9,237,429
Kings	6	11,397,935	6	8,407,009
Erie	7	10,053,437	7	8,224,419
Monroe	8	7,612,733	8	6,681,881
Onondaga	9	5,451,227	9	4,485,858
Albany	10	4,581,206	10	3,634,657

SOURCE: U.S. Census, Retail Trade

**Employment**

Table 5 compares employment totals and unemployment rates in the County to adjoining municipalities, the State and the United States. The County had a workforce of approximately 672,700 employees in 2007. The unemployment rate in the County was 3.6 % in 2007 versus 3.8% in 2006. 2007 marked the eleventh consecutive year in which the County's unemployment rate was less than or equal to Suffolk County (3.8%), and less than New York City (5.0%), the State (4.5%) and the United States (4.6%).

**TABLE 5**  
**ANNUAL AVERAGE**  
**EMPLOYMENT (in thousands)**  
**AND UNEMPLOYMENT RATE (%), 1998 - 2007**

Year	Nassau County		Suffolk County		New York City		New York State		United States	
	Employment	Unemployment-Rate	Employment	Unemployment Rate	Employment	Unemployment Rate	Employment	Unemployment Rate	Employment	Unemployment Rate
2007	672.7	3.6	758.9	3.8	3,653	5.0	9087	4.5	146,047	4.6
2006	669.9	3.8	755.7	4.0	3,612	5.0	9057	4.6	144,427	4.6
2005	661.8	4.1	745.1	4.2	3,538	5.8	8,943	5.0	141,730	5.1
2004	654.5	4.5	734.1	4.7	3,458	7.1	8,800	5.8	139,252	5.5
2003	649.1	4.7	723.8	4.8	3,413	8.3	8,704	6.4	137,736	6.0
2002	649.5	4.7	717.9	4.7	3,429	8.0	8,721	6.2	136,485	5.8
2001	651.3	3.7	714.6	3.8	3,452	6.0	8,744	4.9	136,933	4.7
2000	655.5	3.3	710.8	3.4	3,454	5.8	8,751	4.5	136,891	4.0
1999	678.6	3.0	704.8	3.6	3,373	6.9	8,657	5.2	133,488	4.2
1998	673.1	3.0	694.5	3.6	3,284	7.9	8,547	5.7	131,463	4.5

SOURCES: Compiled by the County from: New York State Department of Labor; U.S. Department of Labor, Bureau of Labor Statistics.

### Key Employment Trends

As indicated in Table 6, the annual average employment in non-farm jobs by industry for the years 1999 through 2007 in the Nassau-Suffolk PMSA(2) remained strong. Industries that achieved their highest level of employment during this period include: natural resources, construction & mining, educational and health services, professional & business services, leisure & hospitality, other services and government. Eighty-eight percent of jobs within the PMSA are in service producing industries. Within the goods producing category, manufacturing jobs decreased by a total of 21.5% since 1999. Meanwhile, jobs within the natural resources, construction & mining industries increased by 25% since 1999.

Most industries within the service producing sector experienced little change during 2007 with the largest gains made in the educational & health services (4.7%). Moreover, since 1999 the educational & health services sector achieved a 20.6% increase in employment while the leisure & hospitality sector increased by 20%.

(2) Prior to 2004, statistical information compiled by the U.S. Census Bureau, the U.S. Department of Labor and other sources was compiled on the basis of MSAs, including the Nassau-Suffolk PMSA. Beginning in 2004, the U.S. Office of Management and Budget revised its geographic Census definitions and replaced MSAs with Core Based Statistical Areas ("CBSAs"). The County is now part of the New York-Newark-Edison, NY-NJ-PA CBSA.

**TABLE 6**  
**ANNUAL AVERAGE**  
**NASSAU-SUFFOLK EMPLOYMENT,**  
**NON-FARM, BY BUSINESS SECTOR**  
**1999-2007**  
(in thousands)

Nassau-Suffolk Employment by Industry	1999	2000	2001	2002	2003	2004	2005	2006	2007
<b>Goods Producing</b>									
Natural Resources Construction & Mining	57.5	61.0	62.4	64.3	64.2	65.6	66.4	69.4	71.9
Manufacturing	105.7	105.5	98.9	92.1	88.2	88.1	87.3	85.9	84.0
<b>Total Employment Goods Producing</b>	163.2	166.5	161.2	156.4	152.5	153.6	153.7	155.3	155.9
<b>Service Producing</b>									
Trade, Transportation & Utilities	267.1	273.1	271.9	267.5	270.3	271.9	271.2	270.5	273.7
Financial Activities	85.5	84.2	81.4	82.0	82.0	83.5	81.9	80.0	79.6
Information	30.7	31.8	32.9	32.5	32.9	28.9	29.4	29.8	28.1
Educational & Health Services	175.6	178.5	180.9	187.5	193.2	196.8	199.5	202.3	211.8
Leisure & Hospitality	82.8	86.0	88.8	90.1	92.8	96.1	95.7	96.9	99.4
Other Services	50.8	52.1	49.7	50.1	50.8	51.1	52.1	52.0	52.7
Professional & Business Services	148.7	155.6	157.7	153.1	152.0	154.2	158.4	163.0	164.2
Government	185.7	190.2	194.1	196.3	198.9	197.6	198.5	199.0	202.7
<b>Total Employment Service Producing</b>	1,027.0	1,051.5	1,057.4	1,059.1	1,070.2	1,080.0	1,086.9	1,093.4	1,112.1
<b>Total Non-Farm</b>	1,190.2	1,218.0	1,218.6	1,215.5	1,222.2	1,233.5	1,240.6	1,248.7	1,268.1

SOURCE: New York State Department of Labor

Note: Totals may not add due to rounding.

Table 7 compares the employment rates, by business sector and industry, in the Nassau-Suffolk PMSA to the United States. The percentage of jobs within each category is fairly consistent with national figures. Nationwide, 16% of jobs were in the goods producing sector compared to 13% in the Nassau-Suffolk PMSA.



**TABLE 7**  
**PERCENTAGE OF NON-FARM EMPLOYMENT**  
**BY BUSINESS SECTOR, 2007**

BUSINESS SECTOR	Nassau- Suffolk PMSA (%)	United States (%)
<b>GOODS PRODUCING</b>		
Natural Resources*, Construction & Mining	6	6
Manufacturing	<u>7</u>	<u>10</u>
Total Goods Producing	13	16
<b>SERVICE PROVIDING** OR SERVICE PRODUCING*</b>		
Trade, Transportation & Utilities	22	19
Financial Activities* or Finance, Insurance & Real Estate**	6	6
Assorted Services	44	43
Government	<u>16</u>	<u>16</u>
Total Service Providing / Producing	88	84

SOURCES: Compiled by the County from: New York State Department of Labor (Nassau-Suffolk PMSA) and the U.S. Department of Labor, Bureau of Labor Statistics (United States).

\*Nassau-Suffolk PMSA

\*\*United States

**Major County Employers**

Table 8 below shows the major commercial and industrial employers headquartered in the County.

**TABLE 8**

**MAJOR COUNTY COMMERCIAL AND INDUSTRIAL EMPLOYERS**

<b>Company</b>	<b>Type of Business</b>	<b>Employees</b>
North Shore – LIJ Health Systems	Health Care	38,000*
Cablevision Systems Corp	Cable and pay television	16,705
Griffon Corp.	Specialty building products	5,300
Alcott Group	Professional employers organization	4,900
Winthrop Healthcare Systems	Health Care	4,345
1-800-Flowers	Flowers & gifts	4,000
National Envelope	Envelope manufacturer	4,000
Systemax, Inc.	Computers & related products	3,535
NY Community Bancorp Inc.	Banking	2,834
P.C. Richard & Sons	Appliance, electronics retailer	2,600

SOURCES: Compiled by the County from Crain's Book of Lists 2009; \* North Shore – LIJ Medical System Human Resources Center.

**Construction Activity**

Table 9 below is a composite list of construction activity in the County for residential, business, industrial and public buildings for the years 1998 through 2007. Overall construction activity has been uneven since 1996, reaching its high point in 2000 with 1,887 permits issued. By 2003 the number of permits issued had decreased to 800. Construction activity in the County rebounded in 2004 and 2005 as evidenced by the 1,383 and 1,719 permits issued, respectively. In 2006, building activity was slower with only 1,446 building permits issued for new construction. In 2007, building activity fell again with only 930 building permits issued.

**TABLE 9**  
**COUNTY CONSTRUCTION ACTIVITY, 1998 - 2007**

<b>Year</b>	<b>Single-Family Dwellings</b>	<b>Other Housing Units*</b>	<b>Business Buildings</b>	<b>Industrial Buildings</b>	<b>Public Buildings</b>	<b>Total</b>
2007	790	113	20	3	4	930
2006	993	415	30	4	4	1,446
2005	922	756	37	1	3	1,719
2004	771	577	23	4	8	1,383
2003	564	203	23	2	8	800
2002	603	482	24	2	5	1,116
2001	614	884	30	21	16	1,565
2000	790	1,009	58	21	9	1,887
1999	639	540	34	8	16	1,237
1998	746	563	42	5	13	1,369
<b>Totals</b>	<b>7,432</b>	<b>5,542</b>	<b>321</b>	<b>71</b>	<b>86</b>	<b>13,452</b>

SOURCE: Nassau County Planning Commission

\*Other housing units includes two-family, multi-family dwellings and conversions.

Table 10 below shows the number and estimated dollar value of building permits issued for Class 4 property in the County for the years 2002 through 2007. Class 4 property includes commercial, industrial, institutional buildings and vacant land. As indicated in the table, there were 27 building permits issued for Class 4 properties in 2007.

**TABLE 10**  
**NUMBER AND VALUE OF BUILDING PERMITS ISSUED,**  
**CLASS 4 PROPERTY, 2002 – 2007**

<b>Year</b>	<b>Number of Permits Issued</b>	<b>Estimated Value on Permits</b>
2007	27	\$13,129,100
2006	38	59,862,365
2005	41	29,535,410
2004	15	7,339,475
2003	33	25,043,100
2002	32	20,052,498

SOURCE: Nassau County Planning Commission.

According to the CoStar Office Report (December 2006) provided by Greiner-Maltz Company, in 2006 there were 1,476 office buildings containing approximately 43.7 million square feet in the County. The vacancy rate decreased from 10.0% at the end of 2005 to 9.7% in 2006. There were 91 Class A buildings and 475 Class B buildings in the County. Class A buildings had an 11.3% vacancy rate while 10.2% of the Class B building space was vacant. More than 141,000 square feet of new office space

construction was completed during 2006, and 325,000 square feet of office space was under construction in December 2006.

**Housing**

New residential construction activity in the County changed appreciably in 2007 as compared to 2006. The value of new residential construction over the same period decreased by 26%.

**TABLE 11**

**COUNTY NEW RESIDENTIAL CONSTRUCTION ACTIVITY, 1998 - 2007**

<b>Year</b>	<b>Value of New Residential Construction (in thousands)</b>	<b>No. of New Dwelling Units By Building Permit</b>
2007*	\$272,576	822
2006	368,875	1,408
2005	373,879	1,672
2004	293,642	1,177
2003	195,435	978
2002	222,722	985
2001	229,464	989
2000	266,259	1,506
1999	199,433	1,151
1998	189,668	1,021

SOURCES: U.S. Census Bureau, Construction Statistics Division-Building Permit Branch (1997-2004). Nassau County Planning Department (2005-2007). \*2007 figures from US Census Bureau; Construction Statistics Division-Building Permit Branch based on estimate and imputation.

Table 12 shows the breakdown of new housing units by type and size. In 2007 construction of single-family dwellings in Nassau County fell to just 57% of the 2006 figure.

**TABLE 12****NUMBER OF COUNTY NEW RESIDENTIAL HOUSING UNITS  
AUTHORIZED BY BUILDING PERMIT BY SIZE CATEGORY, 1998- 2007**

<b>Year</b>	<b>1 Family</b>	<b>2 Family</b>	<b>3-4 Family</b>	<b>5 or more Family</b>	<b>Total</b>
2007	737	18	4	63	822
2006	993	62	4	349	1,408
2005	922	40	7	703	1,672
2004	735	68	0	374	1,177
2003	635	44	8	291	978
2002	740	30	3	212	985
2001	688	32	4	265	989
2000	753	142	6	605	1,506
1999	730	50	3	368	1,151
1998	770	34	4	213	1,021

SOURCES: U.S. Census Bureau, Construction Statistics Division-Building Permit Branch (1997-2004). Nassau County Planning Department (2005-2007).

According to the 2000 U.S. Census, the number of housing units in the County increased from 446,292 in 1990 to 458,151 in 2000. The County (80%) had a higher percentage of owner-occupied units than the State (66%) and the nation (53%) as a whole.

Housing prices and sales have been one of the County's strongest economic indicators over the last several years (see Table 13). Median home prices in the County increased by more than 100% from 2000 to 2006. Additionally, in 2006, the County reached a high for annual median sales price (\$490,000). In 2008, the annual median sales price decreased by 7.7% while the number of homes sold was 15.7% lower than in 2007.

**TABLE 13**  
**COUNTY EXISTING HOME SALES, 1999-2008**

<u>Year</u>	<u>Median Sales Price</u>	<u>No. of Homes Sold</u>
2008	\$420,000	7,410
2007	455,000	8,788
2006	490,000	9,435
2005	489,000	10,343
2004	440,000	10,111
2003	395,000	8,646
2002	350,000	8,654
2001	290,000	7,545
2000	252,500	7,002
1999	230,000	7,389

SOURCES: Compiled by the County from: The October 2001 LIPA Annual Business Fact Book, 1997-2000; Multiple Listing Service of Long Island Inc., 2001-2005; New York State Association of Realtors, 2006-2008

### **Transportation**

MTA Long Island Bus (“MTALIB”), a subsidiary of the Metropolitan Transportation Authority, is the County’s principal public surface transit provider and the third largest suburban bus system in the United States. Operating a network 53 routes, the MTALIB provides transit service for most of the County as well as parts of eastern Queens and western Suffolk County. The density of MTALIB’s route network conforms to the development pattern of the County. MTALIB operates approximately 333 fixed route buses and 86 para-transit vehicles, including service across the Queens-Nassau line to subway and bus stations in Flushing, Far Rockaway and Jamaica. MTALIB has an average ridership of 108,600 passengers each weekday and serves 96 communities, 46 Long Island Rail Road stations, most area colleges and universities, as well as employment centers and shopping malls.

The adopted budget as of February 2009 showed that the total MTALIB estimated cash budget for 2009 is \$133 million, of which \$45.7 million or 34.3% was derived from passenger fares and other operating revenue. The cost to the County, the State and the MTA of operating MTALIB in 2007 was approximately \$82 million. The County’s share of the cost was approximately \$10.5 million; State subsidies and additional State aid accounted for approximately \$57.5 million; MTA subsidies accounted for the remaining \$14 million.

The Long Island Rail Road (the “LIRR”) is the largest and busiest commuter railroad in the United States, carrying 86.1 million passengers in 2007. On an average weekday, the LIRR carries 302,000 passengers.

The LIRR provides train service for the entire County. Its infrastructure includes 381 route miles of track, 296 at-grade-crossings and 124 stations on 11 branch lines. These branches provide service through the County to eastern destinations in Suffolk County and western destinations of Penn Station in Manhattan, Flatbush Avenue in Brooklyn, as well as Jamaica and Hunters Point/Long Island City in Queens. Completion of the East Side Access project, which began tunneling work in 2007, will add a new hub in Grand Central Terminal, bringing LIRR customers directly to Manhattan’s East Side. On

weekdays, about 70% of the system's passenger trips occur during morning and evening peak travel periods.

Through its capital program, the LIRR recently renovated Jamaica Station (Queens). The new mezzanine at Jamaica links to the subway and the AirTrain to John F. Kennedy International Airport ("JFK").

A major project completed in 2006 was the \$45 million intermodal center at Mineola that provides easy access to parking and seamless transfers to seven local bus lines operated by MTA. The center has more than 700 parking spaces in a four-level garage, two elevators that connect to the station platforms, and a pedestrian overpass that connects the north and south sides of the station. Other station projects completed in 2006 included new stairways and railings at Bellmore and Wantagh stations; station renovations at Garden City and Nassau Boulevard; a new overpass at Cold Spring Harbor; and parking improvements at Valley Stream.

Other important projects are the continual maintenance of tracks, ties, and switches and renovations underway at numerous stations. The LIRR also is expected to install a fiber-optic communications system for greater safety and is consolidating antiquated control towers into one modern center at Jamaica Station. Traditionally serving a Manhattan-bound market, the LIRR has undertaken extensive efforts to augment its reverse-commute and off-peak service to meet the needs of businesses in Nassau and Suffolk counties.

The County highway system consists of over 4,000 miles of paved roads that include parkways, highways, major arteries, collector streets and local streets, which are operated and maintained by different levels of government. The eight major east-west roadways that provide direct through service to New York City and Suffolk County include: Northern Boulevard, Long Island Expressway, Northern State Parkway, Jericho Turnpike, Hempstead Turnpike, Southern State Parkway, Sunrise Highway, and Merrick Road.

The County is located within close proximity to JFK and LaGuardia Airport ("LaGuardia"), both located in Queens County, and to Islip Long Island MacArthur Airport ("Islip MacArthur"), located in Suffolk County. JFK and LaGuardia are easily accessible to County residents by all major east-west roadways as well as airport shuttle service. The AirTrain service, a light rail system connecting Jamaica Station in Queens to JFK, opened in early 2004. Islip MacArthur is accessible by the Long Island Expressway and Sunrise Highway, as well as the LIRR.

To help eliminate delays, congestion, and trouble spots on its highway network, the County receives federal and state funding through the federal Transportation Improvement Program ("TIP"), and is a voting member of the Nassau-Suffolk Transportation Coordinating Committee. The TIP is a compilation of transportation improvement projects, such as preserving and upgrading bridges, highways and making system-wide capacity and safety improvements scheduled to take place during a five-year period. The present TIP covers the years 2008-2012.

### **Utility Services**

Electrical service is provided to the County by the Long Island Power Authority ("LIPA"), which became Long Island's non-profit electric utility in 1998. LIPA's electric system, which serves 1.1 million customers, is operated by National Grid (which acquired KeyspanEnergy Delivery in August 2007), the largest investor-owned electric generator in the State. National Grid, which is the largest distributor of natural gas in the northeast United States, also provides gas distribution in the County. The incorporated villages of Freeport and Rockville Centre operate their own electrical generation plants.

LIPA is funded through legislation that requires the utility to make payments in lieu of taxes (“PILOTS”) to municipalities and school districts commensurate with property taxes that would have been received by each jurisdiction from the Long Island Lighting Company (“LILCO”), the County’s former provider of electrical service. LIPA is also required to make PILOTS for certain State and local taxes which would otherwise have been imposed on LILCO. Numerous private companies in the County provide telephone service.

### **Health and Hospital Facilities**

Rated among the best health and hospital facilities in the country. Thirteen hospitals located in the County provide 4,669 certified hospital beds. In addition, according to the New York State Board of Professions, the County is served by 8,170 licensed medical doctors, 2,029 dentists, 670 chiropractors, 333 podiatrists and 19,265 registered nurses. The North Shore-Long Island Jewish Health System is the County’s largest health care employer (approximately 12,542 employees). The North Shore University Hospital is the recipient of the Joint Commission on Accreditation of Healthcare Organizations (JCAHO) Codman Award, the first health system to attain this distinction.

Other hospitals of note in the County include the Nassau University Medical Center in East Meadow, St. Francis Hospital in Roslyn, the Winthrop-University Hospital in Mineola, and the Memorial-Sloan Kettering Cancer Center at Mercy Medical Center in Rockville Centre.

### **Media**

The daily newspaper Newsday is circulated in the County and Suffolk and Queens counties. Approximately 80 weekly newspapers cover news and events in the County. Some of these focus on events in specific towns, villages and communities, and other focus on niche industries, such as Long Island Business News – a 50-year-old publication that covers both Nassau and Suffolk Counties.

The County is home to two broadcast television stations, Channels 21 and 57, and receives nine additional VHF and UHF stations. In addition, News 12 provides local news coverage (on cable only). Cable programming is available throughout the County via Cablevision Systems Corp., and provides access to channels with a local focus. Satellite programming is also available in the County.

Because of its proximity to New York City, events in the County attract regular coverage in New York City newspapers such as the New York Times, the Daily News, and the New York Post. Radio coverage includes nine County-based stations and 52 regional and neighboring stations that consider the County as part of their listening area.

### **Educational Facilities**

There are 56 school districts in the County, with a total enrollment of 264,485 students according to the State Education Department. Individual school boards and the Board of Cooperative Educational Services (BOCES) are the primary managers of these school districts and provide services such as career training for high-school students and adults, special education, alternative schools, technology education and teacher training. Various public and private organizations manage the County’s other educational facilities. The County’s non-public schools, which are located in a number of municipalities, provide education in the State Regents program as well as in special and technical programs.

Many County public schools have received national recognition. A 2008 Newsweek magazine article cited five County high schools among the top 100 public high schools in the nation.



Over 138,000 students attend County colleges and universities, some of which are highly specialized and have garnered nationwide attention for their programs. These institutions include: Long Island University/C.W. Post College, Adelphi University, Hofstra University, New York Institute of Technology, U.S. Merchant Marine Academy, Nassau Community College, Webb Institute, Molloy College and the State University of New York/Old Westbury.

Colleges and universities in the County promote cross-disciplinary research, technology development and an integrated curriculum to prepare students for the growing bioscience industry. Undergraduate and graduate level programs available throughout the County's institutions of higher learning specialize in fields such as biology, chemistry, biochemistry, engineering, and physical sciences in courses such as bioengineering, biotechnology and pharmacology.

### **Recreational and Cultural Facilities**

The County has numerous recreational and cultural facilities. One of the most popular destinations among the County's parks and beaches is the 2,413-acre Jones Beach State Park in Wantagh. With approximately six to seven million visitors annually, Jones Beach State Park features a six-mile ocean beachfront, a two-mile boardwalk and the 11,200-seat Jones Beach Theater performing arts center, which attracts world-class musical acts. There are dozens of other public beaches located along both the Atlantic Ocean and the Long Island Sound shoreline. In addition, the County is home to the 930-acre Eisenhower Park in the Town of Hempstead, Bethpage State Park in Farmingdale and numerous small local parks and campgrounds which offer a broad spectrum of recreational opportunities.

On a national level, the County is home to many high profile professional sporting events and teams. The Bethpage Golf Course, located in Bethpage State Park, hosted the 2002 U.S. Open and is scheduled to host the 2009 U.S. Open. Belmont Racetrack, located in Elmont, is home to the Belmont Stakes, the third race in horse racing's prestigious Triple Crown. The Nassau Veterans Memorial Coliseum in Uniondale is home to the four-time Stanley Cup Champion New York Islanders of the National Hockey League and the Arena Football League's New York Dragons. Eisenhower Park's 80,000 square foot Swimming and Diving Center is the largest pool in the Northern Hemisphere.

In terms of cultural and historic resources, the County boasts eleven museums, including the County-owned Cradle of Aviation Museum and the Long Island Children's Museum in Garden City, as well as historic sites such as Old Bethpage Village and Theodore Roosevelt's estate at Sagamore Hill in Cove Neck.

In an effort to preserve open space, natural and scenic resources for additional recreational opportunities, in 2003 the County created the Open Space Fund, which receives 5% of the proceeds from County land sales for open space land acquisition purposes.

### **Water Service and Sanitary Sewer Facilities**

There are 48 public water suppliers in the County providing water service to over 90% of the County's residents. Approximately 3,550 residents of the less densely populated northern sections of the County draw their water from private wells.

The natural geology of the County yields three major aquifers situated atop bedrock. These aquifers serve the County with fresh water and are continuously recharged by precipitation.

The County's population remained essentially stable throughout the 1990s, exhibiting only a small increase of about 3.5%. The small increase in population had a negligible effect on water demand

in the County. The sizable fluctuations in annual public water demand are a result of hot and dry weather patterns during the summer months.

Public water supply withdrawal during the base pumping months remained rather consistent during the 2000 – 2003 period at approximately 142 million gallons per day (mgd). During peak pumping months, late spring and summer, pumping can increase considerably and is quite variable in response to weather conditions. The annual water demand between 2000 – 2003 ranged from 185 mgd to 200 mgd during the peak pumping period.

Recharge of the groundwater system has increased from 332 mgd to 341 mgd as a result of the County's storm water recharge basins capturing storm water for aquifer recharge. Based upon the peak month's average, this leaves a daily recharge surplus of between 161 to 181 million gallons. This recharge surplus ensures ample amounts of fresh water for the future. Furthermore, proposed developments and redevelopments within the County are required to retain all storm water on site. This requirement will ensure that the aquifer continues to be recharged.

The County Department of Public Works maintains and operates the County's sewerage and water resources facilities. In 2003, upon the approval of the County Legislature, state legislation created a single, County-wide sewer and storm water resources district, replacing the County's prior three sewage disposal districts and 27 sewage collection districts.

Most sewage collected in the County's sewer system is treated at either the Bay Park Sewage Treatment Plant ("Bay Park") in East Rockaway or the Cedar Creek Water Pollution Control Plant ("Cedar Creek") located in Wantagh. Sewage collected within the area corresponding to the former County sewage collection district of Lido Beach is processed at the City of Long Beach's sewage treatment plant.

Effective March 1, 2008, the County assumed responsibility for the operation and maintenance of the Glen Cove Water Pollution Control Facility, sewage pumping stations and the collection system piping. This is the first step in the process to ultimately transfer ownership of the facilities from the City of Glen Cove to the County. In early 2008, inter-municipal agreements were signed with each of the Village of Lawrence and the Village of Cedarhurst to consolidate each village's sewer system into the County's sewer system. The County continues to explore the possibility of consolidating other sewer systems in the County into the County's sewer system.

Six villages in the County (Freeport, Garden City, Hempstead, Mineola, Rockville Centre and Roslyn) and the cities of Glen Cove and Long Beach own and operate their own sewage collection systems which discharge sewage to the County's disposal system. The sewage collected by these systems is processed at one of the County-operated sewage treatment plants, either Bay Park or Cedar Creek. In addition, there are several sewage collection systems and treatment plants within the County that are operated by other governmental agencies or special districts.

**APPENDIX B**  
**SUMMARY OF INDENTURE AND AGREEMENT**

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## APPENDIX B

### SUMMARY OF INDENTURE AND AGREEMENT

This summary of the Indenture and the Agreement is qualified in its entirety by reference to such documents, copies of which are available from the Authority.

*Definitions.* The following terms, among others, are defined in the Indenture or the Agreement:

“*Accounts*” means the Collection Account, the Bond Account and the Redemption Account.

“*Accrued Debt Service*” means, as of any date of calculation, an amount equal to the sum of the amounts of accrued and unpaid Debt Service, calculating the accrued Debt Service with respect to each obligation to include Debt Service (including interest and Principal Installments) to accrue to the end of the then current calendar month and calculating any Principal Installments to be that portion of any such payments which would accrue during such period if such Principal Installments were deemed to accrue daily in equal amounts from the next preceding Principal Installment due date for such obligations (or, if there is no preceding Principal Installment due date or such preceding Principal Installment due date is more than one year prior to the due date of such Principal Installment, then, from a date one year preceding the due date of such Principal Installment or from the date of issuance of such obligations, whichever date is later). For the purposes of this definition, Principal Installment means, with respect to any obligations the payment of which constitute Debt Service, principal and sinking fund payments and any other such payment obligations not constituting interest or an interest component of such payment obligation.

“*Act*” means the Nassau County Interim Finance Authority Act, as supplemented by chapter 179 of the laws of 2000 and as amended from time to time, including, but not limited to, Chapter 528 of the Laws of 2002.

The term “*ancillary contracts*” means contracts entered into pursuant to law by the Authority or for its benefit or the benefit of any of the Beneficiaries to facilitate the issuance, sale, resale, purchase, repurchase or payment of Bonds or Notes, including bond insurance, letters of credit and liquidity facilities.

“*Beneficiaries*” means Bondholders and, to the extent specified in the Indenture, Noteholders and the parties to ancillary and swap contracts.

“*Bondholders*,” “*Noteholders*” and similar terms mean the registered owners of the Bonds and Notes from time to time as shown on the registration books of the Authority or its designee as registrar, and, to the extent specified by Supplemental Indenture, the owners of bearer Bonds and Notes.

“*Bond Proceeds Fund*” means the Bond Proceeds Fund established pursuant to the Agreement.

“*Bonds*” means all obligations issued as Bonds.

“*Counsel*” means nationally recognized bond counsel or such other counsel as may be selected by the Authority for a specific purpose.

“*Debt Service*” means interest, redemption premium, purchase price to the extent provided by Officer’s Certificate of the Authority, principal and sinking fund payments due on outstanding Senior

Bonds and (to the extent provided by Supplemental Indenture) Notes, and amounts payable from the Bond Account on Senior Agreements.

“*Debt Service Liquidity Account*” shall mean the Account so designated and held by the Trustee pursuant to the Indenture.

“*Debt Service Liquidity Account Insurance Policy*” shall mean the insurance policy, surety bond or other acceptable evidence of insurance, if any, to be deposited in the Debt Service Liquidity Account in lieu of or in partial substitution for cash or securities on deposit therein, for the purpose of making the payments required to be made from the Debt Service Liquidity Account under the Indenture. The issuer providing such insurance shall be a municipal bond insurer whose policy or bond results in the rating of municipal obligations secured by such policy or bond to be rated, at the time of deposit into the Debt Service Liquidity Account, in the highest rating category by (i) either S&P, Moody’s or Fitch or (ii) if such corporations are dissolved or liquidated or no longer perform the functions of a securities rating agency, a nationally recognized rating agency.

“*Debt Service Liquidity Account Requirement*” shall mean, as of the date of issuance of any Senior Bonds, the amount, if any, required by the Indenture to be on deposit in the Debt Service Liquidity Account, which shall be one-twelfth of the maximum aggregate amount of Principal Installments and interest becoming due in the current or any future Fiscal Year on Outstanding Senior Bonds, including on the Senior Bonds to be issued contemporaneously with such computation, using the Estimated Average Interest Rate for any variable interest rate Senior Bonds (or any reimbursement obligations issued in connection therewith which are deemed to be Bonds pursuant to the related Supplemental Indenture); provided, however, such Debt Service Liquidity Account Requirement shall be equal to \$0.0 unless, at the time of such required computation, the Authority’s projected maximum required monthly deposit of Sales Tax Revenues upon the issuance of such Senior Bonds is greater than one-half of the lowest total of actual monthly Sales Tax Revenue collections (as deposited into the Collection Account by the State Comptroller) in the last twenty-four full calendar months.

“*Declaration of Need*” means a determination and declaration by the County that it requests the Authority to undertake a Financing of Financeable Costs pursuant to and in accordance with the Act.

“*Defeasance Collateral*” means money and (A) non-callable direct obligations of the United States of America, non-callable and non-prepayable direct federal agency obligations the timely payment of principal of and interest on which are fully and unconditionally guaranteed by the United States of America, non-callable direct obligations of the United States of America which have been stripped by the United States Treasury itself or by any Federal Reserve Bank (not including “CATS,” “TIGRS” and “TRS” unless the Authority obtains Rating Confirmation with respect thereto) and the interest components of REFCORP bonds for which the underlying bond is non-callable (or non-callable before the due date of such interest component) for which separation of principal and interest is made by request to the Federal Reserve Bank of New York in book-entry form, and shall exclude investments in mutual funds and unit investment trusts;

(B) obligations timely maturing and bearing interest but only to the extent that the full faith and credit of the United States of America are pledged to the timely payment thereof;

(C) certificates evidencing ownership of the right to the payment of the principal of or interest on obligations described in clause (B) of this definition, provided that such obligations are held in the custody of a bank or trust company satisfactory to the Trustee in a segregated trust account in the trust department separate from the general assets of such custodian; and

(D) bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state (i) which are not callable at the option of the obligor or otherwise prior to maturity or as to which irrevocable notice has been given by the obligor to call such bonds or obligations on the date specified in the notice, and (ii) timely payment of which is fully secured by a fund consisting only of cash or obligations of the character described in clause (A), (B) or (C) of this definition which fund may be applied only to the payment when due of such bonds or other obligations.

“*Defeased Bonds*” means Bonds or Notes that remain in the hands of their Holders but are no longer deemed Outstanding.

“*Eligible Investments*” means and includes any of the following obligations to the extent they are at the time legal for investment of such funds pursuant to any applicable provision of law:

- (i) Defeasance Collateral;
- (ii) direct obligations of, or obligations guaranteed as to timely payment of principal and interest by, FHLMC, FNMA or the Federal Farm Credit System;
- (iii) demand and time deposits in or certificates of deposit of, or bankers’ acceptances issued by, any bank or trust company, savings and loan association or savings bank, if such deposits or instruments are rated A-1+ by S&P and the long-term unsecured debt obligations of the institution holding the related account has one of the two highest ratings available for such securities by Moody’s and Fitch;
- (iv) general obligations of, or obligations guaranteed by, any state of the United States, the District of Columbia or Puerto Rico receiving one of the two highest long-term unsecured debt ratings available for such securities by any two Rating Agencies;
- (v) commercial or finance company paper (including both non-interest-bearing discount obligations and interest bearing obligations payable on demand or on a specified date not more than one year after the date of issuance thereof) that is rated A-1+ by S&P and in one of the two highest categories by Moody’s and Fitch;
- (vi) repurchase obligations with respect to any security described in clause (i) or (ii) above entered into with a broker/dealer, depository institution or trust company (acting as principal) meeting the rating standards described in clause (iii) above;
- (vii) units of taxable money market funds which funds are regulated investment companies and seek to maintain a constant net asset value per share and have been rated in one of the two highest categories by Moody’s and Fitch and at least AAm or AAm-G by Standard & Poor’s, including if so rated any fund which the Trustee or an affiliate of the Trustee serves as an investment advisor, administrator, shareholder, servicing agent and/or custodian or sub-custodian, notwithstanding that (a) the Trustee or an affiliate of the Trustee charges and collects fees and expenses (not exceeding current income) from such funds for services rendered, (b) the Trustee charges and collects fees and expenses for services rendered pursuant to the Indenture, and (c) services performed for such funds and pursuant to the Indenture may converge at any time (the Authority specifically authorizes the Trustee or an affiliate of the Trustee to charge and collect all fees and expenses from such funds for services rendered to such funds, in addition to any fees and expenses the Trustee may charge and collect for services rendered pursuant to the Indenture);

(viii) investment agreements or guaranteed investment contracts (copies of which have been furnished to the Rating Agencies) rated, or with any financial institution whose senior long-term debt obligations are rated, or guaranteed by a financial institution whose senior long-term debt obligations are rated, at the time such agreement or contract is entered into, in one of the two highest rating categories for comparable types of obligations by any two Rating Agencies; or

(ix) investment agreements with a corporation whose principal business is to enter into such agreements if (a) such corporation has been assigned a counterparty rating by Moody's and Fitch in one of the two highest categories, S&P has rated the investment agreements of such corporation in one of the two highest categories, (b) the Authority has an option to terminate each agreement in the event that such counterparty rating is downgraded below the two highest categories by Moody's and Fitch or the investment agreements of such corporation are downgraded below the two highest categories by S&P, and (c) a copy of the investment agreement has been furnished to the Rating Agencies;

provided that no investment held in the Bond Proceeds Fund may (a) evidence the right to receive only interest with respect to the obligations underlying such instrument or (b) be purchased at a price greater than par if such instrument may be prepaid or called at a price less than its purchase price prior to its stated maturity.

*"Estimated Average Interest Rate"* means, as to any obligations bearing a variable interest rate and as of any date of calculation, the interest rate or rates anticipated to be borne by such Bonds and the period or periods for which such rate or rates are anticipated to be in effect, all as determined by the Authority as the greater of the Index plus 2%, or the actual average for the last twenty-four months of variable interest rates on Outstanding variable interest rate Bonds, which rate or rates may, to the extent determined by the Authority, be the rate or rates payable in connection with such obligations and a related swap contract meeting the requirements of the Indenture.

*"FHLMC"* means the Federal Home Loan Mortgage Corporation.

*"Fiduciary"* means the Trustee, any representative of the Holders of Notes or Subordinate Bonds appointed by Supplemental Indenture, or any Paying Agent, including each fiscal agent.

*"Financeable Costs"* has the meaning given to the term "financeable costs" in the Act.

The term *"fiscal agent"* means each Paying Agent (initially the Trustee) designated by the Authority to act as registrar and transfer agent.

*"Fitch"* means Fitch, Inc.; references to Fitch are effective so long as Fitch is a Rating Agency.

*"FNMA"* means the Federal National Mortgage Association.

*"Index"* when calculating the Estimated Average Interest Rate, shall mean the average for the last twenty-four calendar months of (a) the BMA Municipal Swap Index™ formerly, the PSA Municipal Swap Index™ (as such term is defined in the *1992 ISDA U.S. Municipal Counterparty Definitions*) (the "BMA Municipal Swap Index™") or (b) if the BMA Municipal Swap Index™ is no longer published, the Kenny Index™ (as such term is defined in the *1992 ISDA U.S. Municipal Counterparty Definitions*) or (c) if neither of the BMA Municipal Swap Index™ nor the Kenny Index™ are published, the index determined to equal the prevailing rate determined by the Authority for tax-exempt state and local government bonds meeting criteria determined in good faith by the Authority to be comparable under the circumstances to the criteria used by the Bond Market Association to determine the BMA Municipal



Swap Index™ just prior to when the Bond Market Association stopped publishing the BMA Municipal Swap Index™.

“*LFL*” means the Local Finance Law of the State, as amended from time to time.

“*Majority in Interest*” means the Holders of a majority of the Outstanding Bonds or Notes eligible to act on a matter, measured by face value at maturity unless otherwise specified in a Supplemental Indenture.

The term “*maximum annual debt service on all Authority bonds, notes and other evidences of indebtedness*” means as determined by the Authority at any give time, the greatest amount of interest, principal and sinking fund payments on all outstanding Authority bonds, notes and ancillary and swap contracts (including payments on Subordinate Bonds and Notes and Senior Bonds and Notes, but excluding payments on Bond Anticipation Notes anticipated by the Authority to be repaid from Authority bonds, whether or not any such payments constitute Debt Service) payable in the current or any future fiscal year.

“*Moody’s*” means Moody’s Investors Service; references to Moody’s are effective so long as Moody’s is a Rating Agency.

The term “*operating expenses*” means all expenses incurred by the Authority in the administration of the Authority including but not limited to salaries, administrative expenses, insurance premiums, auditing and legal expenses, fees and expenses incurred for professional consultants and fiduciaries, payments on Notes and swap and ancillary contracts not paid as Financeable Costs or from the Bond Account, transfers to pay or service Subordinate Bonds, and all operating expenses so identified by Supplemental Indenture.

“*Outstanding*,” when used to modify Bonds or Notes, refers to Bonds or Notes issued under the Indenture, excluding: (i) Bonds or Notes which have been exchanged or replaced, or delivered to the Trustee for credit against a principal payment; (ii) Bonds or Notes which have been paid; (iii) Bonds or Notes which have become due and for the payment of which money has been duly provided; (iv) Bonds or Notes, including any portion of any Series thereof, for which there has been irrevocably set aside sufficient Defeasance Collateral timely maturing and bearing interest, to pay or redeem them; and if any such Bonds or Notes are to be redeemed prior to maturity, the Authority shall have taken all action necessary to redeem such Bonds or Notes and notice of such redemption shall have been duly mailed in accordance with the Indenture or irrevocable instructions so to mail shall have been given to the Trustee; (v) Bonds and Notes, including any portion of any Series thereof, the payment of which shall have been provided for pursuant to the defeasance of the Indenture; and (vi) for purposes of any consent or other action to be taken by the Holders of a Majority in Interest or specified percentage of Bonds or Notes, Bonds or Notes held by or for the account of the Authority, the County or any person controlling, controlled by or under common control with either of them.

“*Rating Agency*” means each nationally recognized statistical rating organization that has, at the request of the Authority, a rating in effect for the unenhanced Senior Bonds.

“*Rating Confirmation*” means evidence that no Senior Bond rating in effect from a Rating Agency will be withdrawn or reduced solely as a result of an action to be taken under the Indenture.

“*Requisition*” means a certificate in writing signed by an Authorized Officer of the County in the form required by the Authority under the Agreement.

“*Revenues*” means the Sales Tax Revenues, investment earnings on money and investments on deposit in the Accounts and all other income and receipts (other than Note or Bond proceeds) paid or payable to the Authority or the Trustee for the account of the Authority to the extent such other income and receipts are to be treated as Revenues under the terms of the Indenture, but in no event shall Revenues include any Transitional State Aid.

“*Sales Tax Revenues*” means the sales and compensating use tax net collections paid or payable to the Authority pursuant to §1261 of the Tax Law or a successor statute.

“*Senior Agreements*” means ancillary and swap contracts to the extent that amounts are payable thereon from the Bond Account pursuant to a Supplemental Indenture.

“*Senior Bonds*” means all Bonds issued as Senior Bonds.

“*Senior Notes*” means all Notes issued as Senior Notes.

“*Series*” means all Notes or Bonds so identified in a Supplemental Indenture, regardless of variations in maturity, interest rate or other provisions, and any Notes or Bonds thereafter delivered in exchange or replacement therefor.

“*S&P*” means Standard & Poor’s Ratings Services; references to S&P are effective so long as S&P is a Rating Agency.

“*Subordinate Agreements*” means ancillary and swap contracts to the extent that such contracts are not Senior Agreements.

“*Subordinate Bonds*” means all Bonds other than Senior Bonds.

“*Subordinate Notes*” means all Notes other than Senior Notes.

The term “*swap contract*” means an interest rate exchange or similar agreement entered into by the Authority pursuant to the Act, with Rating Confirmation from each Rating Agency.

“*Tax-Exempt Bonds*” or “*Tax-Exempt Notes*” means all Bonds or Notes so identified in any Supplemental Indenture.

“*Tax Law*” means the Tax Law of the State, as amended from time to time.

## **THE INDENTURE**

*Directors, State and County Not Liable on Notes or Bonds.* Neither the Directors of the Authority nor any person executing Notes, Bonds or other obligations of the Authority shall be liable personally thereon or be subject to any personal liability or accountability solely by reason of the issuance thereof.

The Notes, Bonds and other obligations of the Authority shall not be a debt of either the State or the County, and neither the State nor the County shall be liable thereon, nor shall they be payable out of any funds other than those of the Authority; and the Notes and Bonds shall contain on the face thereof a statement to such effect.

*Security and Pledge.* Pursuant to the Act, the Authority assigns and pledges to the Trustee subject only to the provisions of the Indenture permitting the application thereof for the purposes and on

the terms and conditions set forth therein, (a) the Revenues, (b) all rights to receive the Revenues and the proceeds of such rights, (c) all Accounts and assets thereof, including money, contract rights, general intangibles or other personal property, held by the Trustee, (d) the State Covenant and tax contract of the State and the County Covenant and the other covenants, agreements and acknowledgements of the County made in the Indenture and the Agreement and (e) any and all other property of every kind and nature from time to time, by delivery or by writing of any kind, conveyed, pledged, assigned or transferred as and for additional security. Except as specifically provided, this assignment and pledge does not include: (i) the rights of the Authority pursuant to provisions for consent or other action by the Authority, notice to the Authority, indemnity or the filing of documents with the Authority, or otherwise for the Authority's benefit and not for that of the Beneficiaries, or (ii) any right, duty or power reserved to the Authority pursuant to the Act or other law. The Authority will implement, protect and defend this assignment and pledge by all appropriate legal action, the cost thereof to be an operating expense. The preceding, and all pledges and security interests made and granted by the Authority pursuant to the Indenture, are immediately valid, binding and perfected to the full extent provided by the Act. The foregoing collateral is pledged and a security interest is therein granted, to secure the payment of Bonds, Notes, and payments in respect of Senior Agreements and Subordinate Agreements; provided, however, that the pledge and security interest granted to secure the Authority's obligation to pay Subordinate Bonds and Subordinate Agreements shall be subject and subordinate to the pledge and security interest granted to secure Debt Service. The lien of such pledge and the obligation to perform such contractual provisions shall have priority over any or all other obligations and liabilities of the Authority secured by the Revenues. The Authority shall not incur any obligations, except as authorized by the Indenture, secured by a lien on the Revenues or Accounts equal or prior to the lien of the Indenture.

*Defeasance.* (a) If the Authority shall pay or cause to be paid to the Beneficiaries of all obligations then Outstanding the principal and interest and redemption price, if any, to become due thereon, at the times and in the manner stipulated therein and in the Indenture, then, at the option of the Authority, expressed in an instrument in writing signed by an Authorized Officer and delivered to the Trustee, the respective covenants of the Authority, the State and the County to the Beneficiaries shall be discharged and satisfied. In such event, the Trustee shall, upon the request of the Authority, execute and deliver to the Authority all such instruments as may be desirable to evidence such discharge and satisfaction and the Fiduciaries shall pay over or deliver to the Authority all money, securities and funds held by them pursuant to the Indenture which are not required for the payment or redemption of obligations not theretofore surrendered for such payment or redemption.

(b) Outstanding Bonds or Notes or any portions thereof for the payment or redemption of which money shall have been set aside and shall be held in trust by the Paying Agents shall, at the respective maturity or redemption dates thereof, be deemed to have been paid within the meaning and with the effect expressed in subsection (a) above. Outstanding Bonds or Notes or any portions thereof shall, prior to the maturity or redemption date thereof, be deemed to have been paid within the meaning and with the effect expressed in subsection (a) above either (A) as provided in the Supplemental Indenture authorizing their issuance or (B) if (i) in case any of said Bonds or Notes are to be redeemed on any date prior to their maturity, the Authority shall have given to the Trustee in form satisfactory to it irrevocable instructions to mail as provided in the Indenture notice of redemption on said date of such obligations, (ii) there shall have been irrevocably deposited with the Trustee either money in an amount which shall be sufficient, or Defeasance Collateral the principal of and the interest on which when due will provide money which, together with the money, if any, deposited with the Trustee at the same time, shall be sufficient, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon, to pay when due, the principal or redemption price, if applicable, and interest due and to become due on such Bonds or Notes or such portions thereof on and prior to the redemption date or maturity date thereof, as the case may be, and (iii) in the event such Bonds or Notes are not by their terms maturing or are not subject to redemption within the next succeeding 60 days, the Authority shall have

given the Trustee in form satisfactory to it irrevocable instructions to mail, as soon as practicable, a notice to the Beneficiaries of such Bonds or Notes that the deposit required by (ii) above has been made with the Trustee and that said Bonds or Notes are deemed to have been paid in accordance with the Indenture and stating such maturity or redemption date upon which money is to be available for the payment of the principal or redemption price, if applicable, on such Bonds or Notes. Neither Defeasance Collateral nor money deposited with the Trustee pursuant to the Indenture nor principal or interest payments on any such Defeasance Collateral shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal or redemption price, if applicable, and interest on said Bonds or Notes provided that any money on deposit with the Trustee, (x) to the extent such money will not be required at any time for such purpose, shall be paid over to the Authority as received by the Trustee, free and clear of any trust, lien or pledge securing said Bonds or Notes or otherwise existing under the Indenture, and (y) to the extent such money will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Collateral maturing at times and in amounts sufficient, together with any money available to the Trustee for such purpose, to pay when due the principal or redemption price, if applicable, and interest to become due on said Bonds or Notes on and prior to such redemption date or maturity date thereof, as the case may be.

(c) Upon such defeasance, the funds and investments required to pay or redeem the Bonds, Notes and other obligations to Beneficiaries shall be irrevocably set aside for that purpose, subject only, however, to the provisions of the Indenture relating to unclaimed money, and money held for defeasance shall be invested only as provided above and applied by the Trustee and other Paying Agents, if any, to the retirement of the Bonds and Notes and other obligations. Any funds or property held by the Trustee and not required for payment or redemption of the Bonds, Notes and other obligations to Beneficiaries in full shall, after satisfaction of all the rights of the Authority and the Trustee, be distributed to the Authority upon such indemnification, if any, as the Trustee reasonably requires.

*Notes and Bonds of the Authority.* (a) By Supplemental Indenture complying procedurally and in substance with the Act and the Indenture, the Authority may authorize, issue, sell and deliver (i) Bonds or (ii) Notes, including Notes in anticipation of Bonds, from time to time in such principal amounts as the Authority shall determine to be necessary, to provide sufficient funds to finance Financeable Costs by payment or reimbursement, and funding reserves to secure Notes or Bonds; and may issue Notes or Bonds to renew or refund Notes or Bonds, by exchange, purchase, redemption or payment, and establish such escrows therefor as it may determine.

(b) Bonds and Notes may be issued only:

(i) as Senior Bonds or Notes, or as Subordinate Bonds or Notes;

(x) to pay or reimburse Financeable Costs, but not to exceed the limitations for specified Financeable Costs set forth in the Act in issuance amount, measured by proceeds to the Authority, and in the case of variable interest rate Bonds, not to exceed a total aggregate principal amount Outstanding at any time of \$500 million of such variable interest rate Bonds except to the extent Rating Confirmation is obtained, and

(y) to refund or renew such Bonds or Notes; but

(ii) no Senior Bonds or Notes shall be authenticated and delivered except upon receipt by the Trustee of the following:

- (y) an Officer's Certificate of the Authority setting forth, and based upon information provided to the Authorized Officer filing such Officer's Certificate by the State Comptroller or other State official on whom such Authorized Officer may reasonably rely, the most recent receipts by the Trustee (or by the Authority or the County, as applicable, with respect to the period prior to redirection of such amounts to the Trustee) for the 12 consecutive calendar months ended not more than three months prior to the date of such certificate, of the Sales Tax Revenues, in effect at the date of issuance of such Series of Bonds or Notes, collected by the State and to be payable to the Authority; and
- (z) an Officer's Certificate of the Authority setting forth
  - (I) the aggregate amount of Debt Service (excluding any accrued or capitalized interest), including such Series of Bonds or Notes, for each Fiscal Year Bonds or Notes that will be Outstanding, and
  - (II) that the amounts set forth pursuant to clause (y) will be at least three times the aggregate amount set forth in clause (z)(I) for each Fiscal Year set forth pursuant to clause (z)(I).
- (iii) no Senior Bonds shall be authenticated and delivered except upon receipt by the Trustee of (y) an Officer's Certificate of the Authority making the computation required in the definition of Debt Service Liquidity Account Requirement, determining whether or not such requirement has been triggered, and if so, the amount required to be deposited to the Debt Service Liquidity Account to fulfill such Debt Service Liquidity Account Requirement, and (z) provision for such deposit.

Each interest rate on Outstanding and proposed variable interest-rate Bonds or Notes, shall be assumed at the Estimated Average Interest Rate.

(c) The Notes and Bonds shall bear such dates and shall mature at such times as the Authority may provide pursuant to the Act. The Notes and Bonds shall bear interest at such fixed or variable rates, and shall be in such denomination, be in such form, either coupon or registered, carry such registration privileges, be executed in such manner, be payable in such medium of payment, at such place and be subject to such terms of redemption as the Authority may provide pursuant to the Act. The Notes and Bonds may be sold by the Authority at public or private sale pursuant to the Act.

*Documents to be Delivered to Trustee.* The Authority may from time to time request the authentication and delivery of a Series of Bonds or Notes by providing to the Trustee (at or prior to such authentication and delivery), among other documents, the following:

- (a) an Officer's Certificate as to the purposes to be financed and to the effect that there is no default that will remain uncured immediately following such delivery, nor an uncured failure of the State or the County to comply with their respective agreements provided for in the Act, as in effect at the date of the Indenture; and
- (b) an opinion of Counsel as to the due authorization, execution and delivery by the Authority of the Indenture and each relevant Supplemental Indenture; to the effect that the Indenture is in full force and effect and that the Bonds or Notes are valid and binding; and after delivery of the initial

Series of Bonds, to the effect that the issuance of the Bonds or Notes will not adversely affect the exclusion from gross income for federal income tax purposes of interest on Tax-Exempt Bonds or Tax-Exempt Notes theretofore issued (as set forth in the opinions delivered with such prior Bonds or Notes).

*Ancillary and Swap Contracts.* Pursuant to the Act, the Authority may enter into, amend or terminate, as it determines to be necessary or appropriate, any ancillary or swap contracts, including Senior Agreements. The Authority may by Supplemental Indenture provide for the payment through the Bond Account of any amounts due pursuant to ancillary and swap contracts (excluding termination payments), any such ancillary and swap contracts thereby constituting Senior Agreements. Any amounts paid or payable to the Authority pursuant to any ancillary or swap contract shall constitute a Revenue and, except as otherwise provided in a Supplemental Indenture, shall be deposited in the Bond Account.

*Bond Anticipation Notes.* Whenever the Authority shall authorize the issuance of a Series of Bonds, the Authority may, by Supplemental Indenture, authorize the issuance of Notes and renewals thereof in anticipation of such Series. The interest on such Notes and renewals thereof may be made payable from the proceeds of such Notes, from the Bond Account or from the proceeds of the Series of Bonds in anticipation of which such Notes are issued. The proceeds of such Bonds may be pledged for the payment of the principal of or interest on such Notes, and any such pledge shall have a priority over any other pledge of such proceeds created by the Indenture. Subject to the Indenture, the Authority may also pledge the Revenues and the Accounts to the payment of the principal of such Notes.

*Financeable Costs.* Proceeds of the sale of the Bonds and Notes issued for Financeable Costs shall be promptly deposited in the Bond Proceeds Fund to the extent set forth by Supplemental Indenture, and applied to finance Financeable Costs. The Authority shall transfer its earnings on the Bond Proceeds Fund to the Collection Account as Revenues, or otherwise apply such earnings in accordance with the Tax Code pursuant to Officer's Certificate.

*Limited Purpose of Indenture.* The Indenture provides for the issuance and payment of the Authority's obligations and the financing and refinancing of Financeable Costs. The Indenture is not intended to convey to the Trustee or the Beneficiaries any right to exercise or approve the Authority's oversight powers and duties, including those set forth in the Act, and the right and obligation to exercise such powers and duties is reserved solely to the Authority, nor is the Indenture intended to convey to the Trustee or the Beneficiaries the benefit of any provisions of the Agreement not expressly pledged pursuant to the Indenture. Except as set forth in the Indenture and the Agreement, the Authority, the County and the Trustee shall have no liability to each other or to the Beneficiaries for the construction, reconstruction, acquisition, installation, physical condition, ownership or operation of any capital project of the County financed as a Financeable Cost or for the financing of Financeable Costs.

*Application of Revenues.* (a) Provision is made in the Act for the payment to the Authority of the Sales Tax Revenues, and the Authority has requested the State Comptroller to make such payments to the Collection Account to be held by the Trustee. Any Revenues received by the Authority shall be promptly deposited in the Collection Account. All Revenues in the Collection Account shall be applied upon receipt by the Trustee, in the following order of priority: *first* to the Bond Account to pay Debt Service pursuant to paragraph (b) summarized below, and any amount, if any, necessary to replenish the Debt Service Liquidity Account to the extent of any withdrawal therefrom; *second*, pursuant to Supplemental Indentures for the benefit of Subordinate Noteholders, Subordinate Bondholders and parties to Subordinate Agreements, to the extent such Supplemental Indentures may require application of Revenues to pay such items after payment of Debt Service but prior to Authority operating expenses; *third*, to the Authority's operating expenses, which may include deposits to the Redemption Account for optional redemption and reserves to be held by the Authority for payment of operating expenses, in such

amounts as may be determined by Supplemental Indenture or Officer's Certificate; and *fourth* except to the extent set forth in the next sentence hereof, as soon as practicable, to the order of the County, free and clear of the lien of the Indenture. The Authority shall set aside Revenues otherwise payable to the County in a "county of Nassau revenue anticipation note withholding fund" to the extent required to comply with Section 3657(6) of the Act.

(b) At the beginning of each calendar month, the Trustee shall begin to transfer all Revenues from the Collection Account to the Bond Account, and shall continue such transfers until the amount in the Bond Account is equal to Accrued Debt Service to the last day of such month (or, if Debt Service is payable on a date other than the first day of each calendar month, to such day of the succeeding month). To the extent that Debt Service includes principal, interest or premium on Bonds or Notes to be purchased or redeemed prior to maturity, such Debt Service may be paid through the Redemption Account, and the Authority may by Officer's Certificate direct the Trustee to transfer Revenues thereto, rather than to the Bond Account.

(c) Prior to any payment date for Debt Service, the Authority may by Officer's Certificate estimate interest payable at a variable rate; or treat anticipated receipts on an ancillary or swap contract as offsets thereto as specified in the Indenture.

(d) The transfers and payments shall be appropriately adjusted by Officer's Certificate of the Authority to reflect the date of issue of Notes or Bonds, any accrued or capitalized interest deposited in the Bond Account or any other amounts irrevocably pledged to the payment of such Debt Service for such period, dates of receipt of Revenues, actual rates of interest, any amount needed or held in the Accounts for Debt Service, and any purchase or redemption of Notes or Bonds, so that there will be available on each payment date the amount necessary to pay Debt Service and so that accrued or capitalized interest will be applied to the installments of interest to which it is applicable.

(e) Revenues shall in all events be transferred from the Collection Account to the Bond Account or Redemption Account to provide for the timely payment of Debt Service, and all Revenues shall be applied to pay Debt Service and other amounts then overdue pursuant to the Indenture.

(f) Money, if any, on deposit in the Debt Service Liquidity Account shall be held in trust and, except as otherwise provided, shall be applied solely to remedy any shortfall in the Bond Account in amounts due on Debt Service. If at any time the amount, if any, on deposit in the Debt Service Liquidity Account is in excess of the Debt Service Liquidity Account Requirement, the Trustee shall transfer such excess from the Debt Service Liquidity Account to the Collection Account.

(g) Notwithstanding anything in the Indenture to the contrary, in lieu, or in partial satisfaction, of any additionally required deposit into the Debt Service Liquidity Account, the Authority may cause to be deposited into the Debt Service Liquidity Account a Debt Service Liquidity Account Insurance Policy, for the benefit of the holders of the Bonds in an amount equal to the required deposit or any portion thereof, and which Debt Service Liquidity Account Insurance Policy shall be payable or available to be drawn upon, as the case may be (upon the giving of notice as required thereunder), on any date on which moneys are required to be paid out of the Debt Service Liquidity Account pursuant to the Indenture.

*Bond Account.* A Bond Account is established with the Trustee and money shall be deposited therein as provided in the Indenture. Accrued interest received upon the sale of Notes (if so specified by Supplemental Indenture) or Senior Bonds shall be deposited in the Bond Account. The money in the Bond Account shall be held in trust and, except as otherwise provided, shall be applied solely to the payment of Debt Service. If at any time the amount held in the Bond Account exceeds Accrued Debt

Service, the Trustee shall transfer such excess to the Collection Account as Revenues. The Trustee shall pay, or transfer money from the Bond Account to a Paying Agent in time for the Paying Agent to pay, Debt Service when due in same-day funds.

*Redemption Account.* A Redemption Account is established with the Trustee and money shall be deposited therein as provided in the Indenture. The money and investments in such Account shall be held in trust and, except as otherwise specified, shall be applied by the Trustee to the redemption of Bonds and Notes. Upon direction by Officer's Certificate of the Authority, the Trustee shall apply money in the Redemption Account to the purchase of Bonds and Notes for cancellation at prices not exceeding (unless so directed by Officer's Certificate of the Authority) the price at which they are then redeemable (or next redeemable if they are not then redeemable), but not with money required to pay Bonds or Notes for which notice of redemption has been given. Accrued interest on the purchase of Bonds and Notes may be paid from the Bond Account (if so payable under the Indenture) or as directed by Officer's Certificate of the Authority.

When money in the Redemption Account is to be applied to the redemption of Notes or Bonds, the Trustee shall pay, or transfer such money to a Paying Agent in time for the Paying Agent to pay, such Notes or Bonds when due in same-day funds.

If on any date the amount in the Bond Account is less than the amount then required to be applied to pay Debt Service then due, the Trustee shall apply the amount in the Redemption Account (other than any sum irrevocably set aside for particular Notes or Bonds no longer Outstanding) to the extent necessary to meet the deficiency.

*Redemption of the Bonds and Notes.* The Authority may redeem Bonds and Notes at its option in accordance with their terms and shall redeem Bonds and Notes in accordance with their terms pursuant to any mandatory redemption ("sinking fund") requirements established by Supplemental Indenture. When Bonds or Notes are called for redemption, the accrued interest thereon shall become due on the redemption date. To the extent not otherwise provided, the Authority shall deposit with the Trustee on or prior to the redemption date a sufficient sum to pay principal, redemption premium, and accrued interest.

Unless otherwise specified by Supplemental Indenture, there shall, at the option of the Authority, be applied to or credited against any sinking fund requirement the principal amount of any such Bonds that have been defeased, purchased or redeemed and not previously so applied or credited.

When Bonds or Notes are to be redeemed prior to maturity, the Trustee shall give notice in the name of the Authority, which notice shall identify the Bonds or Notes to be redeemed, state the date fixed for redemption and state that such Bonds or Notes will be redeemed at the corporate trust office of the Trustee or a Paying Agent. The notice shall further state that on such date there shall become due and payable upon each Bond or Note to be redeemed the redemption price thereof, together with interest accrued to the redemption date, and that money therefor having been deposited with the Trustee or Paying Agent, from and after such date, interest thereon shall cease to accrue. The Trustee shall give 30 days' notice by mail, or otherwise transmit the redemption notice in accordance with the applicable Supplemental Indenture, to the registered owners of any Bonds or Notes which are to be redeemed, at their addresses shown on the registration books of the Authority. Such notice may be waived by any Holder of Bonds or Notes to be redeemed. Failure by a particular Holder to receive notice, or any defect in the notice to such Holder, shall not affect the redemption of any other Bond or Note.

*Investments.* Pending its use, money in the Accounts may be invested by the Trustee in Eligible Investments maturing or redeemable at the option of the holder at or before the time when such money is expected to be needed and shall be so invested pursuant to written direction of the Authority if there is not



then an Event of Default known to the Trustee. Investments shall be held by the Trustee in the respective Accounts and shall be sold or redeemed to the extent necessary to make payments or transfers from each Account.

Except as otherwise specified, any interest realized on investments in any Account and any profit realized upon the sale or other disposition thereof shall be credited to the Collection Account.

The Trustee may hold undivided interests in Eligible Investments for more than one Account (for which they are eligible) and may make interfund transfers in kind.

If any money is invested under the Indenture and a loss results therefrom so that there are insufficient funds to pay Debt Service or to redeem Bonds or Notes called for redemption, then the deficiency shall be timely filled from Revenues (as Debt Service if so payable under the Indenture).

*Unclaimed Money.* Except as may otherwise be required by applicable law, in case any money deposited with the Trustee or a Paying Agent for the payment of the principal of, or interest or premium, if any, on any Bond or Note remain unclaimed for two years after such principal, interest or premium has become due and payable, the Fiduciary may and upon receipt of a written request of the Authority will pay over to the Authority the amount so deposited and the owner of such Bond or Note shall be entitled (subject to any applicable statute of limitations) to look only to the Authority as an unsecured creditor for the payment thereof.

*Contract; Obligations to Beneficiaries.* In consideration of the purchase and acceptance of any or all of the Bonds and Notes and ancillary and swap contracts by those who shall hold the same from time to time, the provisions of the Indenture shall be a part of the contract of the Authority with the Beneficiaries, and shall be deemed to be and shall constitute contracts among the Authority, the Trustee, the County to the extent specified in the Agreement, the Beneficiaries from time to time and, to the extent specified in the Act, the State. The pledge made in the Indenture and the covenants set forth to be performed by the Authority, the County and the State shall be for the equal benefit, protection and security of the Beneficiaries of the same priority. All of the Bonds or Notes or ancillary or swap contracts of the same priority, regardless of the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction of any thereof over any other except as expressly provided pursuant to the Indenture and the Act.

The Authority shall pay when due all sums payable on the Bonds and Notes, from the Revenues and money designated in the Indenture, subject only to (i) the Act and the Indenture, and (ii) to the extent permitted by the Act and the Indenture, (x) agreements with Holders of Bonds and Notes pledging particular collateral for the payment thereof and (y) the rights of Beneficiaries under ancillary and swap contracts. The obligation of the Authority to pay principal, interest and redemption premium, if any, to the Holders of Bonds and Notes shall be absolute and unconditional, shall be binding and enforceable in all circumstances whatsoever, and shall not be subject to setoff, recoupment or counterclaim. The Authority shall also pay its operating expenses.

*Enforcement.* The Authority shall enforce or cause the Trustee to enforce by appropriate legal proceedings, each covenant, pledge or agreement made by the County or the State in the Indenture or in or pursuant to the Act for the benefit of any of the Beneficiaries.

*Tax Covenant.* The Authority shall at all times do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the Authority on Tax-Exempt Bonds and Tax-Exempt Notes shall be excludable from gross income for Federal income tax purposes pursuant to Section 103(a) of the Code; and no funds of the Authority shall at any time be used directly or

indirectly to acquire securities or obligations the acquisition or holding of which would cause any Tax-Exempt Bond or Tax-Exempt Note to be an arbitrage bond as defined in such Code and any applicable Regulations issued thereunder. If and to the extent required by the Code, the Authority shall periodically, at such times as may be required to comply with the Code, pay from the Bond Proceeds Fund or as an operating expense the amount, if any, required by the Code to be rebated thereto or paid as a related penalty.

*Accounts and Reports.* The Authority shall (1) cause to be kept books of account in which complete and accurate entries shall be made of its transactions relating to all funds and accounts under the Indenture, which books shall at all reasonable times be subject to the inspection of the County, the Trustee and the Holders of an aggregate of not less than 25% in principal amount of Bonds and Notes then Outstanding or their representatives duly authorized in writing; and

(2) keep in effect at all times by Officer's Certificate an accurate and current schedule of all Debt Service to be payable during the life of then Outstanding Bonds, Notes and Senior Agreements secured by the Bond Account, certifying for the purpose such estimates as may be necessary.

*Ratings.* Unless otherwise specified by Supplemental Indenture, the Authority shall pay such reasonable fees and provide such available information as may be necessary to obtain and keep in effect ratings on all the Senior Bonds from at least two nationally recognized statistical rating organizations.

*No Other Business.* The Authority shall not engage in any line of business not contemplated by the Act.

*No Indebtedness or Funds of County.* Except to the extent required by the Act, the Indenture does not constitute indebtedness of the County for purposes of Section 20.00 of the LFL or any constitutional or statutory limitation. The Authority's revenues, including the Revenues, are not funds of the County.

*County Covenant.* The Authority includes in the Indenture the County's pledge and agreement with the holders of any bonds, notes or other evidences of indebtedness of the Authority that the County will not limit or alter the rights vested in the Authority by the Act to fulfill the terms of any agreements made with such holders pursuant to the Act (including the ability to enforce the County's obligations under the Agreement), or in any way impair the rights and remedies of such holders or the security for such bonds, notes or other evidences of indebtedness until such bonds, notes or other evidences of indebtedness, together with the interest thereon and all costs and expenses in connection with any action or proceeding by or on behalf of such holders, are fully paid and discharged. This County Covenant shall not be deemed to restrict any right the County may have to amend, modify or otherwise alter local laws, ordinances or resolutions imposing or relating to the Sales Tax Revenues or other taxes or fees or appropriations related to any such taxes or fees, so long as, after giving effect to such amendment, modification or other alteration, the amount of Sales Tax Revenues projected by the Authority to be available to the Authority during each of its fiscal years following the effective date of such amendment, modification or other alteration shall be not less than 200% of maximum annual debt service on all Authority bonds, notes and other evidences of indebtedness then outstanding.

*State Covenant and Tax Contract.* The Authority includes in the Indenture: (a) the State's pledge and agreement with the holders of outstanding bonds, notes or other evidences of indebtedness that the State will not limit, alter or impair the rights vested in the Authority by the Act to fulfill the terms of any agreements made with the holders (including the ability to enforce the County's obligations under the Agreement), or in any way impair the rights and remedies of such holders or the security for the bonds, notes or other evidences of indebtedness until such bonds, notes or other evidences of indebtedness,

together with the interest thereon, and all costs and expenses in connection with any action or proceeding by or on behalf of such holders, are fully paid and discharged; (b) the further terms of Section 3658 of the Act to the effect that: nothing contained in this covenant or the Act shall be deemed to restrict the right of the State to amend, modify, repeal or otherwise alter statutes imposing or relating to the Sales Tax Revenues and nothing in this covenant shall be deemed to obligate the State to make any additional payments or impose any taxes to satisfy the obligations of the Authority; and (c) the tax contract of the State in the Act.

*Authority Acknowledgments.* (a) The Authority acknowledges that the County's covenants and pledge and agreement for the benefit of the Holders and the State Covenant and Tax Contract constitute important security provisions of the Bonds and Notes, and to the fullest extent permitted by applicable Federal and State law, waives any right to assert any claim to the contrary and agrees that it will neither in any manner directly or indirectly assert, nor in any manner directly or indirectly support the assertion by the County, the State or any other person of, any such claim to the contrary.

(b) By acknowledging that the County's covenants and pledge and agreement for the benefit of the Holders and the State Covenant and Tax Contract constitute important security provisions of the Bonds and Notes, the Authority also acknowledges, to the fullest extent permitted by applicable Federal and State law, that, in the event of any failure or refusal by the County or the State to comply therewith, the Holders of the Bonds or Notes may have suffered monetary damages, the extent of the remedy for which may be, to the fullest extent permitted by applicable Federal and State law, determined, in addition to any other remedy available at law or in equity, in the course of any action taken pursuant to the Indenture; and to the fullest extent permitted by applicable Federal and State law, the Authority waives any right to assert any claim to the contrary and agrees that it will neither in any manner directly or indirectly assert, nor in any manner directly or indirectly support the assertion by the County, the State or any other person of, any claim to the effect that no such monetary damages have been suffered.

(c) The Authority confirms that the acknowledgments and agreements summarized in paragraphs (a) and (b) above have been included as a result of negotiations with the underwriters of the initial Series of Bonds and may further acknowledge in any Supplemental Indenture if and the extent to which any provision of the Indenture has been amended, or any provision of such Supplemental Indenture has been included therein, as a result of the same or similar negotiations.

*Rights and Duties of the Fiduciaries.* The Fiduciaries shall not be required to monitor the financial condition of the Authority or the physical condition of any Project and, unless otherwise expressly provided, shall not have any responsibility with respect to reports, notices, certificates or other documents filed with them under the Indenture, except to make them available for inspection by Beneficiaries.

Upon a failure of the Authority to make a payment of Debt Service when due or a failure known to an Authorized Officer of the Trustee to make any other required payment within 7 days after the same becomes due and payable, the Trustee shall give written notice thereof to the Authority. The Trustee shall give notices of default when instructed to do so by the written direction of another Fiduciary or the owners of at least 25% in principal amount of the Outstanding Senior Bonds or with respect to the Indenture, if the Event of Default is actually known to an Authorized Officer. The Trustee shall proceed under the Indenture for the benefit of the Holders in accordance with the written directions of a Majority in Interest of the Outstanding Senior Bonds. The Trustee shall not be required to take any remedial action (other than the giving of notice) unless reasonable indemnity is furnished for any expense or liability to be incurred.

Each Fiduciary shall be entitled to the advice of counsel (who may be counsel for any party) and shall not be liable for any action taken in good faith in reliance on such advice. Each Fiduciary may rely conclusively on any notice, certificate or other document furnished to it under the Indenture and reasonably believed by it to be genuine. A Fiduciary shall not be liable for any action taken or omitted to be taken by it in good faith and reasonably believed by it to be within the discretion or power conferred upon it, or taken by it pursuant to any direction or instruction by which it is governed under the Indenture or omitted to be taken by it by reason of the lack of direction or instruction required for such action, or be responsible for the consequences of any error of judgment reasonably made by it. When any payment or consent or other action by a Fiduciary is called for by the Indenture, the Fiduciary may defer such action pending receipt of such evidence, if any, as it may reasonably require in support thereof. A permissive right or power to act shall not be construed as a requirement to act.

Any fees, expenses, reimbursements or other charges which any Fiduciary may be entitled to receive from the Authority, if not otherwise paid, shall be a first lien upon (but only upon) any funds held by the Trustee for payment of operating expenses.

*Paying Agents.* The Authority designates the Trustee a Paying Agent. The Authority may appoint additional Paying Agents, generally or for specific purposes, may discharge a Paying Agent from time to time and may appoint a successor. The Authority shall designate a successor if the Trustee ceases to serve as Paying Agent. Each Paying Agent shall be a bank or trust company eligible under the Act, and unless otherwise provided by Supplemental Indenture shall have a capital and surplus of not less than \$50,000,000 and be registered as a transfer agent with the Securities and Exchange Commission. The Authority shall give notice of the appointment of a successor to the Trustee as Paying Agent in writing to each Beneficiary shown on the books of the Trustee. A Paying Agent may but need not be the same person as the Trustee. Unless otherwise provided by the Authority, the Trustee as Paying Agent shall act as Bond and Note registrar and transfer agent.

*Resignation or Removal of the Trustee.* The Trustee may resign on not less than 45 days' written notice to the Authority and the Holders. The Trustee will promptly certify to the Authority that it has given written notice to all Holders and such certificate will be conclusive evidence that such notice was given as required by the Indenture. The Trustee may be removed by written notice from the Authority (if not in default) or a Majority in Interest of the Outstanding Senior Bonds to the Trustee and the Authority. Such resignation or removal shall not take effect until a successor has been appointed.

*Successor Fiduciaries.* Any corporation or association which succeeds to the municipal corporate trust business of a Fiduciary as a whole or substantially as a whole, whether by sale, merger, consolidation or otherwise, shall thereby become vested with all the property, rights, powers and duties thereof under the Indenture, without any further act or conveyance.

In case a Fiduciary resigns or is removed or becomes incapable of acting, or becomes bankrupt or insolvent, or if a receiver, liquidator or conservator of a Fiduciary or of its property is appointed, or if a public officer takes charge or control of a Fiduciary, or of its property or affairs, then such Fiduciary shall with due care terminate its activities and a successor may, or in the case of the Trustee shall, be appointed by the Authority. If no appointment of a successor Trustee is made within 45 days after the giving of written notice of resignation or after the occurrence of any other event requiring or authorizing such appointment, the outgoing Trustee or any Holder may apply to any court of competent jurisdiction for the appointment of such a successor, and such court may thereupon, after such notice, if any, as such court may deem proper, appoint such successor. Any successor Trustee shall be a trust company or a bank having the powers of a trust company, located in the State, having a capital and surplus of not less than \$50,000,000.

*Fiduciaries for Notes and Subordinate Bonds.* The Authority may by Supplemental Indenture provide for the appointment of a Fiduciary (which may be the Trustee) to represent the Holders of Notes or Subordinate Bonds, having powers and duties not inconsistent with the Indenture or the Act.

*Action by Holder.* Any request, authorization, direction, notice, consent, waiver or other action provided by the Indenture to be given or taken by Holders of Bonds or Notes may be contained in and evidenced by one or more writings of substantially the same tenor signed by the requisite number of Holders or their attorneys duly appointed in writing or by such electronic or other means as may be recognized pursuant to applicable law. Proof of the execution of any such instrument, or of an instrument appointing any such attorney, shall be sufficient for any purpose of the Indenture (except as otherwise therein expressly provided) if made in the following manner, but the Authority or the Trustee may nevertheless in its discretion require further or other proof in cases where it deems the same desirable. The fact and date of the execution by any Bondholder or his attorney of such instrument may be proved by the certificate or signature guarantee, which need not be acknowledged or verified, of an officer of a bank, trust company or securities dealer satisfactory to the Authority or to the Trustee; or of any notary public or other officer authorized to take acknowledgements of deeds to be recorded in the state in which he purports to act, that the person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. The authority of the person or persons executing any such instrument on behalf of a corporate Holder may be established without further proof if such instrument is signed by a person purporting to be the president or a vice president of such corporation with a corporate seal affixed and attested by a person purporting to be its clerk or secretary or an assistant clerk or secretary. Any action of the Owner of any Bond or Note shall be irrevocable and bind all future record and beneficial owners thereof.

*Registered Owners.* The enumeration of certain provisions applicable to DTC as Holder of immobilized Notes and Bonds shall not be construed in limitation of the rights of the Authority and each Fiduciary to rely upon the registration books in all circumstances and to treat the registered owners of Notes and Bonds as the owners thereof for all purposes not otherwise specifically provided for. Notwithstanding any other provisions of the Indenture, any payment to the registered owner of a Note or Bond shall satisfy the Authority's obligations thereon to the extent of such payment.

*Events of Default; Default.* "Event of Default" in the Indenture means any one of the events set forth below and "default" means any Event of Default without regard to any lapse of time or notice: (a) the Authority shall fail to pay when due any interest, principal or redemption premium on a Note or Bond; (b) the Authority shall fail to observe or perform any of its other agreements, covenants or obligations under the Indenture and such failure is not remedied within 30 days after written notice thereof is given by the Trustee to the Authority; (c) specified events of insolvency relating to the Authority; (d) the State shall (i) amend, alter, repeal or fail to comply with the State Covenant or its tax contract in the Act as in effect on the date of the Indenture or (ii) enact a moratorium or other similar law affecting the Bonds or Notes; and (e) the County shall fail to observe or perform any of its agreements, covenants or obligations under the Agreement that have been pledged for the benefit of the Holders and such failure is not remedied within 30 days after written notice thereof is given by the Trustee to the County and the Authority or by the Authority to the Trustee and the County.

*Remedies of the Trustee.* If an Event of Default occurs and is continuing: (1) the Trustee may, and upon written request of the Holders of 25% in principal amount of the Senior Bonds and Notes Outstanding shall, in its own name by action or proceeding in accordance with the Civil Practice Law and Rules of the State: (a) enforce all rights of the Holders and require the Authority or, to the extent permitted by law, the State or the County to carry out its agreements with the Holders and to perform its duties under the Act; (b) sue upon such Bonds and Notes; (c) require the Authority to account as if it were

the trustee of an express trust for the Holders of such Bonds and Notes; and (d) enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of such Bonds and Notes; (2) the Trustee shall, in addition, have and possess all of the powers necessary or appropriate for the exercise of any functions specifically set forth in the Act or incident to the general representation of Holders in the enforcement and protection of their rights; and (3) if such Event of Default is described in clause (a), and relates to a Bond or Note the payment of which constitutes Debt Service or is described in clause (c), the Trustee shall (a) give Written Notice thereof to the Authority, the Holders, the County Executive, the County Legislature, the County Comptroller, the Governor, the State Comptroller, the chair and ranking minority member of the Senate Finance Committee, and the chair and ranking minority member of the Assembly Ways and Means Committee and (b) if so directed by a Majority in Interest of the Senior Bonds, and having given 30 days' notice to the Authority, declare the principal amount of all Bonds and Notes to be, and the same shall become, due and payable.

*Subordinate Note and Subordinate Bond Remedies.* Subject to the prior application of the Accounts to pay Debt Service, the Indenture and to each applicable Supplemental Indenture, the Holders of Subordinate Notes or Subordinate Bonds, or a Fiduciary appointed for them, may enforce the provisions of the Indenture for their benefit by appropriate legal proceedings.

*Individual Remedies.* No one or more Holders shall by his or their action affect, disturb or prejudice the pledge created by the Indenture, or enforce any right under the Indenture, except in the manner therein provided; and all proceedings at law or in equity to enforce any provision of the Indenture shall be instituted, had and maintained in the manner provided therein and for the equal benefit of all Holders of the same class; but nothing in the Indenture shall affect or impair the right of any Holder of any Bond or Note to enforce payment of the principal thereof, premium, if any, or interest thereon at and after the maturity thereof, or the obligation of the Authority to pay such principal, premium, if any, and interest on each of the Bonds and Notes to the respective Holders thereof at the time, place, from the source and in the manner expressed in the Indenture and in the Bonds and Notes.

*Venue.* The venue of every action, suit or special proceeding against the Authority shall be laid in the County of Nassau, New York.

*Waiver.* If the Trustee determines that a default has been cured before the entry of any final judgment or decree with respect to it, the Trustee may waive the default and its consequences, by written notice to the Authority, and shall do so upon written instruction of the Holders of at least 25% in principal amount of the Outstanding Senior Bonds and Notes.

*Application of Money.* If available money in the Accounts is not sufficient on any day to pay all Debt Service, Subordinate Bonds and Subordinate Agreements then due or overdue, such money (subject to provisions theretofore made for the payment of Bonds or Notes no longer outstanding) shall be applied *first* to the Trustee's fees and other costs of collecting and applying the Revenues and administering the accounts, *second* to the payment of interest, including interest on overdue principal and interest, in the order in which the same became due (pro rata with respect to interest which became due at the same time), and if the amount available shall not be sufficient to pay in full any installment or installments of interest or obligations with respect to Senior Agreements maturing on the same date, then to the payment thereof ratably, according to the amounts due in respect of each item of Debt Service without priority or preference of any item over any other; *third* to the payment of principal (including sinking fund installments) and redemption premiums, if any, without regard to the order in which the same became due (in proportion to the amounts due), and if the amount available shall not be sufficient to pay in full all principal, premium or obligations with respect to Senior Agreements maturing on the same date, then to the payment thereof ratably, according to the amounts due in respect of each item of Debt Service without priority or preference of any item over any other; and *fourth* to the payment to any Notes (to the extent

not paid as Debt Service), Subordinate Bonds and Subordinate Agreements then due and, if the amounts available are insufficient to pay in full all such subordinated payment obligations, then to the payment thereof ratably, without preference or priority of any such item over any other. For this purpose Debt Service on Senior Agreements shall be characterized in accordance with their financial terms and interest on overdue principal shall be treated as coming due on the first day of each month. Whenever money is to be applied pursuant to this section, such money shall be applied at such times, and from time to time, as the Trustee in its discretion shall determine, having due regard to the amount of such money available for application and the likelihood of additional money becoming available for such application in the future. Upon the exercise of such discretion the Trustee shall fix the date (which shall be the first of a month unless it deems another date more suitable) upon which such application is to be made, and upon such date interest on the principal then provided for shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the fixing, of any such date. When interest or a portion of the principal is to be paid on an overdue Bond or Note, the Trustee may require presentation of the Bond or Note for endorsement of the payment.

*Supplements and Amendments.* (A) The Indenture may be (1) supplemented by delivery to the Trustee of an instrument certified by an Authorized Officer of the Authority to (a) provide for earlier or greater deposits into the Bond Account, (b) subject any property to the lien of the Indenture, (c) add to the covenants and agreements of the Authority or surrender or limit any right or power of the Authority, (d) identify particular Notes or Bonds for purposes not inconsistent with the Indenture including credit or liquidity support, remarketing, serialization and defeasance, or (e) authorize Bonds or Notes of a Series and in connection therewith determine the matters referred to in the Indenture and any other things relative to such Bonds or Notes that are not prejudicial to the Holders, or to modify or rescind any such authorization or determination at any time prior to the first authentication and delivery of such Series of Bonds or Notes; or

(2) amended by the Authority and the Trustee (a) to cure any ambiguity or defect, (b) to add provisions that are not prejudicial to the Holders, (c) to adopt amendments that do not take effect unless and until (i) no Bonds or Notes Outstanding prior to the adoption of such amendment remain Outstanding or (ii) such amendment is consented to by the Holders of such Bonds or Notes in accordance with the Indenture, or (d) pursuant to paragraph (B) summarized below.

(B) Except as described in the foregoing paragraph (A), the Indenture may be amended (1) only with the written consent of a Majority in Interest of the Subordinate Bonds, Senior Bonds and Notes (acting as three separate classes) to be Outstanding at the effective date thereof and affected thereby; but (2) only with the unanimous written consent of the affected Holders for any of the following purposes: (a) to extend the maturity of any Bond or Note, (b) to reduce the principal amount or interest rate of any Bond or Note, (c) to make any Bond or Note redeemable other than in accordance with its terms, (d) to create a preference or priority of any Bond or Note over any other Bond or Note of the same class or (e) to reduce the percentage of the Bonds and Notes required to be represented by the Holders giving their consent to any amendment.

(C) Any amendment of the Indenture shall be accompanied by a Counsel's Opinion to the effect that the amendment is permitted by law and does not adversely affect the exclusion of interest on the Tax-Exempt Bonds and Tax-Exempt Notes from gross income for Federal income tax purposes.

*Beneficiaries.* The Indenture is not intended for the benefit of and shall not be construed to create rights in parties other than the Authority, the Fiduciaries, the Holders of Notes and Senior Bonds, and the other Beneficiaries to the extent specified therein.

## THE AGREEMENT

*County's Further Assurances.* Pursuant to the Act, the County acknowledges the State's grant to the Authority and the Authority's pledge and assignment to the Trustee of, and disclaims ownership of, all subject to the terms of the Act: the County's right, title and interest in and to the Sales Tax Revenues, and all rights to receive the same and the proceeds thereof; and the County will protect and defend the Trustee's title to assets thereto.

*Separate Accounts and Records.* The Authority and the County represent and covenant, each for itself, that: (a) Each of them will maintain its books, financial records and accounts (including, without limitation, inter-entity transaction accounts) in a manner so as to identify separately the assets and liabilities of each such entity; each has observed and will observe all applicable corporate procedures and formalities, including, where applicable, the holding of regular periodic and special meetings of governing bodies, the recording and maintenance of minutes of such meetings, and the recording and maintenance of resolutions, if any, adopted at such meetings; and all transactions and agreements between and among the Authority, the County and the Trustee have reflected and will reflect the separate legal existence of each entity and have been and will be formally documented in writing; and (b) Neither the Authority nor the County has commingled or will commingle any of its assets, funds or liabilities with the assets, funds or liabilities of any other person or entity. Each of them has conducted and will conduct all business between itself and third parties in its own name and separate and distinct from the other.

*Bond Proceeds Fund.* A Bond Proceeds Fund is established to be held by the Trustee in trust for the benefit of the Authority and the County. The Beneficiaries shall have no interest in the Bond Proceeds Fund or any amounts from time to time on deposit in it. Money shall be deposited therein as provided in the Indenture. The money and investments in the Bond Proceeds Fund shall be applied at the direction of the Authority as described below.

The Trustee shall pay from the Bond Proceeds Fund the Costs of Issuance that are approved by the Authority, and except as otherwise directed by the Authority in accordance with this Agreement, disburse funds to the County upon receipt of a Requisition to finance, by payment or reimbursement, of Financeable Costs to the extent set forth in the related Declaration of Need or as otherwise approved by the Authority. When all Costs of Issuance and other Financeable Costs have been paid or reimbursed, as evidenced by Officer's Certificates of the Authority and the County, any excess in the Bond Proceeds Fund shall promptly be paid to the Trustee for deposit in the Redemption Account.

The Authority shall develop, and may from time to time modify, procedures for the disbursement, of money to the County from the Bond Proceeds Fund, upon terms, conditions and documentation providing for compliance with the Act, the provisions of the related Arbitrage and Use of Proceeds Certificate, the Agreement, the Indenture, and the advice of Counsel as to the application of proceeds of Tax-Exempt Notes and Tax-Exempt Bonds. The County shall apply Note and Bond proceeds made available to it only to pay such Financeable Costs as have been included in a Declaration of Need previously approved by the Authority and for which a Requisition in proper form has been submitted. The County shall apply such proceeds to pay such Financeable Costs under contracts awarded by the County or to make a contribution of such proceeds as County funds to another entity for the payment or reimbursement of such Financeable Costs.

To the extent provided in any applicable Supplemental Indenture, the Trustee shall, upon the direction of the Authority, pay from the Bond Proceeds Fund amounts necessary to accomplish any restructuring or refunding of the County's or the Authority's debt, as applicable, into a separate account or fund for investment in appropriate defeasance securities as provided in a Supplemental Indenture.



Money in the Bond Proceeds Fund shall be invested and reinvested at the direction of the Authority in accordance with the Act and the Indenture, consistent with the related Arbitrage and Use of Proceeds Certificate. Earnings thereon shall be transferred to the Collection Account as Revenues.

*Indemnity.* To the extent permitted by law, the County shall indemnify the Authority and hold it harmless against any claim, demand, action, liability, damages, cost, loss or expense (including legal fees and disbursements) that the Authority incurs arising out of or in relation to any capital project of the County or the financing of any Financeable Cost by the Authority.

*Limited Purpose of Agreement.* The Agreement provides for the Authority's financing of Financeable Costs. Except as specified in the Agreement, the Authority, the County, and the Trustee shall have no liability to each other or to the Beneficiaries of the Indenture for the construction, reconstruction, acquisition, installation, physical condition, ownership or operation of any capital project of the County or arising out of the status of any such capital project under the State Environmental Quality Review Act or otherwise. Whether to undertake any financing, as well as the specific Financeable Costs to be paid or reimbursed by the Authority, shall be determined by the Authority, in its sole discretion, upon the request of the County as evidenced by submission to the Authority by the County of a Declaration of Need.

*Covenants of the County.* The County covenants with the Authority, and consents to the pledge and assignment to the Trustee of any of its covenants, that:

(A) The County will at all times do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the Authority on Tax-Exempt Bonds and Tax-Exempt Notes shall be excludable from gross income for federal income tax purposes pursuant to Section 103(a) of the Code; and shall execute and deliver to the Authority an Arbitrage and Use of Proceeds Certificate, as requested by the Authority or Counsel to the Authority and shall comply with the terms thereof; and no funds of the County shall at any time be used directly or indirectly to acquire securities or obligations the acquisition or holding of which would cause any Tax-Exempt Bond or Tax-Exempt Note to be an arbitrage bond as defined in the Code and any applicable Regulations issued thereunder.

(B) The County in its papers and in the statements of its officials has referred and will refer to the Authority as a separate and distinct legal entity; and the County will take no action that is inconsistent with the Agreement and that would give any creditor of the County cause to believe either that any such obligations incurred by the County would be not only the obligation of the County, but also of the Authority, or that the County were not or would not continue to remain an entity separate and distinct from the Authority.

(C) An Authorized Officer of the County shall, not less than 60 days prior to the beginning of each County fiscal year, and as often as such Authorized Officer deems necessary but at least monthly thereafter, certify to the Authority and the Trustee the County's estimated projection of Sales Tax Revenues payable to the Authority each month during such fiscal year.

(D) The County will not exercise any right it may have to amend, modify or otherwise alter local laws imposing or relating to the Sales Tax Revenues without first requesting in writing the Authority to make the projection of Sales Tax Revenues required by the Agreement and confirming with the Authority that such exercise will not violate the County covenant contained therein and in the Act. The foregoing is not intended to limit the right of the County to adopt one or more local laws or ordinances imposing or extending the imposition of sales and use taxes.

(E) The County will at all times do and perform all acts and things permitted by law and necessary or desirable to maintain compliance with its undertakings hereunder and in connection with any financing by the Authority, including, cooperating with the Authority, its employees, consultants and underwriters, and in providing certifications and opinions requested by the Authority, and, further, providing all material disclosure for any Offering Circular of the Authority or in connection with any necessary undertaking under Securities and Exchange Commission (“SEC”) Rule 15c2-12 to allow the underwriters of Authority financings to meet their obligations thereunder and under SEC Rule 10b-5.

(F) The County will comply, and will take all reasonable efforts in its power to cause any “covered organization”, as such term is defined in the Act, to comply with the provisions of the Act.

(G) Except to the extent expressly identified in any such Declaration of Need, the County will not make any Declaration of Need or submit any Requisition except with respect to Financeable Costs that could be financed by the County by the issuance of its bonds or notes as of the date of such Declaration of Need or Requisition, there being in effect with respect to each capital project constituting such a Financeable Cost (i) findings or other proceedings meeting the requirements of the State Environmental Quality Review Act and (ii) all proceedings necessary under the County Charter and all other applicable State law necessary to authorize the appropriation and expenditure of County funds for such purposes, and each Declaration of Need and Requisition shall be deemed to be a representation by the County to such effect with respect to the Financeable Costs that are the subject thereof. The County shall provide to the Authority such documentation and information as requested, and in the form requested, by the Authority from time to time in connection with Financeable Costs proposed for financing.

*Statutory Pledge and Agreement (“County Covenant”).* The County pledges and agrees with the Holders of the Outstanding Bonds and Notes that the County will not limit or alter the rights vested in the Authority by the Act to fulfill the terms of any agreements made with such Holders pursuant to the Act, or in any way impair the rights and remedies of such Holders or the security for such Bonds and Notes until such Bonds and Notes, together with the interest thereon and all costs and expenses in connection with any action or proceeding by or on behalf of such Holders, are fully paid and discharged. This paragraph shall not be deemed to restrict any right the County may have to amend, modify or otherwise alter local laws imposing or relating to the Sales Tax Revenues so long as, after giving effect to such amendment, modification or other alteration, the amount of Sales Tax Revenues projected by the Authority to be available to the Authority during each of its fiscal years following the effective date of such amendment, modification or other alteration shall be not less than 200% of maximum annual debt service on all bonds, notes and other evidences of indebtedness then outstanding. Nothing in the Act or the Agreement shall be deemed to obligate the County to make additional payments or impose taxes other than those imposed pursuant to the authority of paragraph one of subdivision (a) of Section 1210 of the Tax Law of the State to satisfy the debt service obligations of the Authority.

*Statutory Requirement.* To the extent required by the Act, the County agrees that it shall require every contract entered into by the County, or entered into by any other entity receiving funds from the County, for projects or costs to be financed in whole or in part by the Authority to be subject to the provisions of the County Charter and other applicable laws governing contracts of the County or such entity, as the case may be.

*Transfers to County; Issuance of Bonds or Notes.* Subject to the provisions of the Act and the Agreement, all money received by the Authority which, together with other money available for the purposes of the Indenture, exceeds the amount determined by the Authority to be necessary for such purposes shall be transferred to the order of the County as frequently as practicable. The County acknowledges that any decision by the Authority to either (i) issue or incur its Bonds, Notes or other

evidences of indebtedness from time to time, or (ii) withhold from the County or transfer to the County “transitional state aid” as such term is defined in the Act, is in the sole discretion of the Authority consistent with the Act and the Indenture.

*County Acknowledgments.* (a) The County acknowledges that the sections entitled “Covenants of the County” and “Statutory Pledge and Agreement” above constitute important security provisions of the Bonds and Notes, and to the fullest extent permitted by applicable Federal and State law, waives any right to assert any claim to the contrary and agrees that it will neither in any manner directly or indirectly assert, nor in any manner directly or indirectly support any assertion of, any claim to the contrary.

(b) By acknowledging that its covenants and pledge and agreement for the benefit of the Holders constitute important security provisions of the Bonds and Notes, the County also acknowledges, to the fullest extent permitted by applicable Federal and State law, that, in the event of any failure or refusal by the County to comply therewith, the Holders of the Bonds or Notes may have suffered monetary damages, the extent of the remedy for which may be, to the fullest extent permitted by applicable Federal and State law, determined, in addition to any other remedy available at law or in equity, in the course of any action taken pursuant to the Agreement; and to the fullest extent permitted by applicable Federal and State law, the County waives any right to assert any claim to the contrary and agrees that it will neither in any manner directly or indirectly assert, nor in any manner directly or indirectly support any assertion of, any claim to the effect that no such monetary damages have been suffered.

(c) The County further acknowledges that the acknowledgments and agreements described in paragraphs (a) and (b) above have been included as a result of negotiations with the underwriters of the Authority’s initial series of bonds and may further acknowledge if and the extent to which any provision of the Agreement has been amended, or any provision of a Supplemental Indenture has been included therein, as a result of the same or similar negotiations.

*Remedies.* If the County shall fail to observe or perform any covenant, condition or agreement on its part to be observed or performed, the Authority shall, if such default has not been cured, have the right (i) to institute any action at law or in equity deemed by the Authority to be necessary or desirable to collect any amounts then due or thereafter to become due or to enforce performance and observance of any obligation, agreement or covenant of the County under the Agreement and (ii) to withhold disbursement of any amounts from the Bond Proceeds Fund other than amounts set aside for the payment of County bonds or notes. At its election, the Authority may withhold any amounts adjudged or decreed payable to it from the Revenues as an Operating Expense.

*Amendment.* (A) The Agreement may be (1) supplemented by delivery to the Trustee of an instrument certified by an Authorized Officer of the Authority and executed or approved by the County to the extent required by the Agreement and the Act, to add to the covenants and agreements of the County or the Authority for the benefit of the Holders or surrender or limit for the benefit of the Holders any right or power of the County or the Authority; or (2) amended by the parties with notice to the Trustee but without Bondholder or Noteholder consent to (a) cure any ambiguity or defect, (b) change any provision of the Agreement that is not pledged to the Trustee pursuant to the Indenture, or (c) add provisions that are not prejudicial to the Holders of the Bonds and Notes, including provisions that do not take effect unless and until (i) no Bonds or Notes Outstanding prior to the adoption of such amendment remain Outstanding or (ii) such amendment is consented to by Holders in accordance with the provisions of the Agreement.

(B) Except as described in the foregoing paragraph (A), the Agreement may be amended only by the County and the Authority with the written consent of a Majority in Interest of the

Subordinate Bonds, Senior Bonds and Notes (acting as three separate classes) Outstanding at the effective date thereof and affected thereby; but only with the unanimous written consent of the affected Holders to reduce the percentage of the Bonds and Notes required to be represented by the Holders giving their consent to any amendment.

(C) Any amendment of the Agreement shall be accompanied by a Counsel's Opinion to the effect that the amendment is permitted by law and does not adversely affect the exclusion of interest on the Tax-Exempt Bonds and Tax-Exempt Notes from gross income for federal income tax purposes.

*Beneficiaries.* The Agreement is not intended for the benefit of and shall not be construed to create rights in parties other than the County, the Authority, and to the extent specified in the Agreement and the Indenture, the Holders of Notes and Senior Bonds and the other Beneficiaries.

**APPENDIX C**

**FINANCIAL STATEMENTS AND  
INDEPENDENT AUDITORS' REPORT**

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# Nassau County Interim Finance Authority

Financial Statements for the  
Year Ended December 31, 2007,  
Independent Auditors' Report

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
Nassau County Interim Finance Authority:

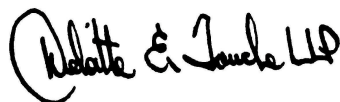
We have audited the accompanying financial statements of the governmental activities and each major fund of the Nassau County Interim Finance Authority (the "Authority"), a component unit of the County of Nassau, as of December 31, 2007, and for the year then ended, which collectively comprise the Authority's basic financial statements as listed in the foregoing table of contents. These financial statements are the responsibility of the management of the Authority. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Authority, as of December 31, 2007, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note 2, to the financial statements, in 2007, the Authority adopted Governmental Accounting Standards Board Statement (GASB) No. 45, *Accounting and Financial Reporting by Employers for the Post Employment Benefits Other Than Pensions*.

The Management's Discussion and Analysis on pages three through five is not a required part of the basic financial statements but is supplementary information required by the *Governmental Accounting Standards Board*. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required 2007 supplementary information. However, we did not audit the information and express no opinion on it.



March 28, 2008

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# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS YEAR ENDED DECEMBER 31, 2007

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The Nassau County Interim Finance Authority (the "Authority" or "NIFA") is a New York State authority empowered to monitor and oversee the finances of Nassau County, New York (the "County") and within certain statutory limits to issue bonds and notes for various County purposes. The Authority is a component unit of the County for financial reporting purposes. In its oversight capacity, the Authority is empowered to, among other things, review County financial plans submitted to it; make recommendations or, if necessary, adverse findings thereon; make transitional State aid available as it determines; comment on proposed borrowings by the County; and impose a "control period" upon making one of several statutory findings concerning the County's financial position. To date, the Authority has not imposed a control period.

In its capacity to issue bonds and notes on behalf of the County, the Authority has funded cash flow, capital and working capital needs of the County since the Authority was created in 2000 but NIFA did not issue any bonds or notes in 2007. Although NIFA's authority to issue bonds or notes on behalf of the County expired in 2007, the Authority retained its authority to refund its own bonds. To that end, NIFA is actively pursuing the refunding of approximately \$718 million of its bonds in 2008. Revenues to fund Authority operations and pay Authority debt service are provided by a portion of the sales tax revenues of the County on which the Authority has a first lien and, to a much smaller extent, by investment earnings. The Authority has no operating income or taxing power.

### Overview of the Financial Statements

The annual financial statements of the Authority consist of the following components: management's discussion and analysis (this section), financial statements, and notes to the financial statements.

Management's discussion and analysis of the Authority's financial performance provides an overview of the Authority's financial activities for the fiscal year ended December 31, 2007. The overview, which covers the most important financial events of the period, should be read in conjunction with the Authority's financial statements, including the notes to the financial statements.

Entity-wide financial statements of the Authority are in accordance with Governmental Accounting Standards Board ("GASB") Statement No. 34, "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments." The entity-wide financial statements use the economic resource measurement focus and accrual basis of accounting. These statements are presented to display information about the reporting entity as a whole. The statement of restricted net assets presents information on all the Authority's restricted assets and liabilities, with the difference between the two reported as net assets. The statement of activities presents information showing how the Authority's net assets changed during the fiscal year. All changes in restricted net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows.

Governmental fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis of accounting. These statements are the *balance sheet* and the *statement of revenues, expenditures, and changes in fund balance*. They recognize revenue when it becomes susceptible to accrual, which is when it becomes both measurable and available to finance expenditures in the current fiscal period.

In addition to these two types of statements, the financial statements include reconciliation between the entity-wide and governmental fund statements. Accompanying notes to the financial statements are an integral part of the financial statements.

### **Financial Highlights and Overall Analysis**

The single most critical factor in the Authority's financial position is sales tax revenue, which provided over 99% of the Authority's 2007 revenue. The State legislation that created NIFA in June 2000 granted the Authority a first lien and perfected security interest in net collections from sales and compensating use taxes authorized by the State and imposed by the County, currently at the rate of 4.25%, on the sales and use of personal property and services in the County, excluding the up to .25% component that is allocable to towns, cities and villages within the County. Sales taxes are collected by the State and remitted to the Authority's bond trustee, usually several times each month. After provision for Authority debt service deposits and operating expenses, the remaining funds are remitted immediately to the County.

The amount of sales tax revenues to be collected depends upon various factors including the economic conditions in the County, which has experienced numerous cycles of growth and recession. In addition, specific goods and services can be exempted from the imposition of sales tax, and the rate of taxation can be changed. Of the current 4.25% sales tax rate, 3% is a base rate and the remaining 1.25% is subject to periodic renewals. NIFA's sales tax receipts grew by 2.14% in FY 2007. There can be no assurance that historical data is predictive of future trends. The Authority does not make projections of sales tax revenues.

Sales tax revenue for the year ended December 31, 2007, was \$954,194,000, an increase of 2.14% over the prior year due to an increased level of economic activity. Investment income, net of \$85,108 of unrealized appreciation, which accounts for the remaining Authority revenue, totaled \$4,595,000 in 2007, a decrease of 33% from 2006. This decrease is attributable to higher interest rates, but lower level of fund balances to invest.

Sales tax revenue provided 5.6 times coverage of the Authority's 2007 total monthly set-asides for debt service of \$168,213,000. This coverage may change as the Authority issues more debt or as rates change. The Authority has covenanted not to issue senior debt unless sales tax revenue for twelve consecutive months of the prior fifteen months is at least three times the amount of annual senior bond debt service in any future year (three times coverage). All together, the Authority used \$170,454,000 of sales tax revenue for debt service set-asides and Authority operations, remitting the balance of \$783,740,000 to Nassau County. A portion of the Authority's total operating expense of \$2,040,000, which includes a \$788,000 OPEB liability accrual required by GASB 45 (see page 14), was also funded with interest earnings resulting from the investments held by the Authority. As with sales tax, interest earnings that are not required for Authority operations or reserves are remitted to the County.

Other significant elements in the Authority's financial position include long-term and short-term debt of the Authority, reported as long- and short-term liabilities, and proceeds from Authority debt issuance that are retained by the Authority until requisitioned by the County, which are reported as cash and investments. Many of the financial elements typical of other governmental entities, such as operating revenues, program revenues and expenses, capital assets, and inventories, are not present at the Authority.

During 2007, the Authority did not issue any new short or long term debt, and as a result, bonds payable decreased in fiscal year 2007 by \$79,975,000 (3.9%), due to retirement on prior bond issues. The Authority did not have any notes payable outstanding during 2007 because the County has chosen to undertake its own cash flow borrowings. The statement of net assets shows a total net deficit of \$1,971,155,000. The deficit results largely from Authority debt issuance that is backed by future sales tax revenue. The debt is reported as a long-term liability, but the future revenues are not reportable. As of December 31, 2007, the Authority had bonds payable of \$1,958,525,000. Since NIFA has completed its new money borrowing program the amount of bonds outstanding and its net deficit are likely to decrease as bonds continue to be retired. The reconciliation on page eight of these financial statements provides additional detail on the determination of the net deficit amount.

Cash and investments decreased by 38.63% or \$28,534,000 in part because the County has drawn down bond proceeds as expected.

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# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## STATEMENT OF NET ASSETS (DEFICIT)

DECEMBER 31, 2007

(Dollars in thousands)

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	<b>Governmental Activities</b>
<b>ASSETS</b>	
CASH AND CASH EQUIVALENTS	\$ 897
INVESTMENTS	44,425
SALES TAX RECEIVABLE	108,211
INTEREST RECEIVABLE	420
OTHER ASSETS	27
OTHER NONCURRENT ASSETS — Net of amortization	<u>44,898</u>
TOTAL	<u>\$ 198,878</u>
<b>LIABILITIES AND RESTRICTED NET ASSETS (DEFICIT)</b>	
LIABILITIES:	
Accrued liabilities	\$ 55,517
Due to Nassau County — sales tax	78,346
Due to Nassau County — interest	201
Bonds payable:	
Due within one year	95,315
Due in more than one year	1,863,210
Other liabilities	77,052
Accrued vacation and sick pay	<u>392</u>
Total liabilities	2,170,033
NET ASSETS (DEFICIT) — Deficit	<u>(1,971,155)</u>
TOTAL	<u>\$ 198,878</u>

See notes to financial statements.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## STATEMENT OF ACTIVITIES YEAR ENDED DECEMBER 31, 2007 (Dollars in thousands)

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	<b>Governmental Activities</b>
EXPENSES:	
General and administrative	\$ 2,040
Bond interest expense	93,661
Distribution to Nassau County for financeable costs	28,778
Distribution to Nassau County for general operations	<u>4,471</u>
Total expenses	<u>128,950</u>
GENERAL REVENUES:	
Sales tax	954,194
Less distributions to Nassau County	<u>(783,740)</u>
Sales tax and state aid revenues retained	170,454
Interest income — net	<u>9,239</u>
Total general revenues	<u>179,693</u>
CHANGE IN NET ASSETS	50,743
NET ASSETS (DEFICIT) — Beginning of year	<u>(2,021,898)</u>
NET ASSETS (DEFICIT) — End of year	<u><u>\$(1,971,155)</u></u>

See notes to financial statements.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

**BALANCE SHEET**  
**DECEMBER 31, 2007**  
(Dollars in thousands)

	Governmental Funds			Total (Governmental Funds)
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
CASH AND CASH EQUIVALENTS	\$ 663	\$ 232	\$ 2	\$ 897
INVESTMENTS		41,778	2,647	44,425
SALES TAX RECEIVABLE	108,211			108,211
INTEREST RECEIVABLE	1	405	14	420
DUE FROM OTHER FUNDS		28,892		28,892
OTHER ASSETS	<u>27</u>	<u>          </u>	<u>          </u>	<u>27</u>
TOTAL	<u>\$ 108,902</u>	<u>\$ 71,307</u>	<u>\$ 2,663</u>	<u>\$ 182,872</u>
<b>LIABILITIES AND FUND BALANCES</b>				
LIABILITIES:				
Accrued liabilities	\$ 115	\$ 55,402	\$ -	\$ 55,517
Due to Nassau County — sales tax	78,346			78,346
Due to Nassau County — interest		187	14	201
Due to other funds	<u>28,892</u>	<u>          </u>	<u>          </u>	<u>28,892</u>
Total liabilities	107,353	55,589	14	162,956
FUND BALANCES — Unreserved	<u>1,549</u>	<u>15,718</u>	<u>2,649</u>	<u>19,916</u>
TOTAL	<u>\$ 108,902</u>	<u>\$ 71,307</u>	<u>\$ 2,663</u>	<u>\$ 182,872</u>

See notes to financial statements.



# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET ASSETS (DEFICIT)

DECEMBER 31, 2007

(Dollars in thousands)

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TOTAL FUND BALANCES — Governmental funds \$ 19,916

AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES  
IN THE STATEMENT OF NET ASSETS (DEFICIT) ARE  
DIFFERENT BECAUSE:

Long-term liabilities are not due and payable in the current  
period and accordingly are not reported in the funds

Unamortized bonds premium (77,052)

Bonds payable (1,958,525)

Accrued vacation and sick pay (392)

LONG-TERM ASSETS ARE NOT AVAILABLE TO PAY FOR  
CURRENT-PERIOD EXPENDITURES AND, THEREFORE,  
ARE DEFERRED IN THE FUNDS

44,898

NET ASSETS (DEFICIT) OF GOVERNMENTAL ACTIVITIES

\$(1,971,155)

See notes to financial statements.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES YEAR ENDED DECEMBER 31, 2007

(Dollars in thousands)

	Governmental Funds			Total (Governmental Funds)
	General	Debt Service	Capital Projects	
REVENUES:				
Sales tax	\$ 954,194	\$ -	\$ -	\$ 954,194
Interest income — net	<u>24</u>	<u>4,077</u>	<u>494</u>	<u>4,595</u>
Total revenues	954,218	4,077	494	958,789
OTHER FINANCING SOURCES — Operating transfers in				
	<u>4,982</u>	<u>168,213</u>		<u>173,195</u>
Total revenues and other financing sources	<u>959,200</u>	<u>172,290</u>	<u>494</u>	<u>1,131,984</u>
EXPENDITURES:				
Current:				
General and administrative	1,243			1,243
Distribution to Nassau County for financeable costs			28,778	28,778
Distribution to Nassau County for general operations	<u>4,269</u>	<u>187</u>	<u>15</u>	<u>4,471</u>
Total current expenditures	5,512	187	28,793	34,492
Debt service		<u>170,925</u>		<u>170,925</u>
Total expenditures	5,512	171,112	28,793	205,417
OTHER FINANCING USES:				
Transfers to Nassau County — sales tax	783,740			783,740
Operating transfers out	<u>168,765</u>	<u>3,881</u>	<u>549</u>	<u>173,195</u>
Total expenditures and other financing uses	<u>958,017</u>	<u>174,993</u>	<u>29,342</u>	<u>1,162,352</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES				
	1,183	(2,703)	(28,848)	(30,368)
FUND BALANCES — Beginning of year	<u>588</u>	<u>18,199</u>	<u>31,497</u>	<u>50,284</u>
FUND BALANCES — End of year	<u>\$ 1,771</u>	<u>\$ 15,496</u>	<u>\$ 2,649</u>	<u>\$ 19,916</u>

See notes to financial statements.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2007

(Dollars in thousands)

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NET CHANGE IN FUND BALANCES — Total governmental funds	\$ (30,368)
AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET ASSETS ARE DIFFERENT BECAUSE:	
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of restricted net assets	79,975
Governmental funds report costs of debt issuance as expenditures. However, in the statement of activities, the cost of debt issuance is amortized over the lives of the debt	(1,034)
Governmental funds report premium on debt issued as revenue. However, in the statement of activities, the premium on debt issued is amortized over the lives of the debt	4,643
Payments to escrow agents for bond refundings is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of restricted net assets	(1,676)
Establish GASB 45 OPEB liability	(788)
Some expenses (accrued vacation and sick pay) reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds financial statements	<u>(9)</u>
CHANGE IN NET ASSETS OF GOVERNMENTAL ACTIVITIES	<u>\$ 50,743</u>

See notes to financial statements.

# NASSAU COUNTY INTERIM FINANCE AUTHORITY

## NOTES TO FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2007

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### 1. ORGANIZATION

The Nassau County Interim Finance Authority (the “Authority”) is a corporate governmental agency and instrumentality of the State of New York (the “State”) constituting a public benefit corporation created by the Nassau County Interim Finance Authority Act, Chapter 84 of the Laws of 2000, as supplemented by Chapter 179 of the Laws of 2000 and as may be amended from time to time, including, but not limited to, Chapter 528 of the Laws of 2002, and Chapters 314 and 685 of the Laws of 2003 (the “Act”). The Act became effective June 23, 2000. Although legally separate and independent of Nassau County (the “County”), the Authority is a component unit of the County for County financial reporting purposes and, accordingly, is included in the County’s financial statements. After December 31, 2008, the County will no longer be required to submit for approval its multiyear financial plan.

The Authority is governed by seven directors, each appointed by the Governor, including one each appointed upon the recommendation of the Majority Leader of the State Senate, the Speaker of the Assembly, and the State Comptroller. The Governor also designates the chairperson and vice-chairperson from among the directors. At present two Director’s positions are vacant.

The Authority has power under the Act to monitor and oversee the finances of Nassau County, and upon declaration of a “Control Period” as defined in the Act, additional oversight authority. The Authority is also empowered to issue its bonds and notes for various County purposes, defined in the Act as “Financeable Costs.” The Act authorizes the issuance of bonds and notes, without limit, to finance capital projects and cash flow needs of the County, as well as, to the extent authorized by State law, any County deficit. In addition, the Authority may issue bonds up to the limits as currently set forth in the Act, exclusive of any bonds issued to finance reserves, capitalized interest or costs of issuing such obligations, to refinance any of the County’s indebtedness (up to \$415,000,000); to refinance only tax certiorari settlements or assignments of any kind to which the County is a party (up to \$790,000,000); and to finance tax certiorari judgments and settlements of the County (up to \$400,000,000 if the proceeding commenced before June 1, 2000, and up to \$400,000,000, in aggregate, for proceedings commenced between June 1, 2000 and December 31, 2007; however, of said amount approximately \$1.7 million of such capacity remains that could be borrowed in 2007. Bonds issued to refund bonds theretofore issued for purposes subject to the debt limits described above are not counted against such limits. The Act currently provides that the Authority may not issue bonds or notes after 2005, other than as described above and to retire or otherwise refund Authority debt or certain County debt and as discussed above to finance up to \$1.7 million for tax certiorari purposes. No bond of the Authority may mature later than January 31, 2036, or more than 30 years from its date of issuance.

Revenues of the Authority (“Revenues”) consist of sales tax revenues, defined as net collections from sales and compensating use taxes, penalties and interest authorized by the State and imposed by the County on the sale and use of tangible personal property and services in the County (“Sales Tax Revenues”), and investment earnings on money and investments on deposit in various Authority accounts. Sales Tax Revenues collected by the State Comptroller for transfer to the Authority are not subject to appropriation by the State or County. Revenues of the Authority that are not required to pay debt service, operating expenses, and other costs of the Authority are payable to the County as frequently as practicable.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the Authority's management to make estimates and assumptions in determining the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the dates of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

In accordance with the Act, the Authority's fiscal year is the calendar year.

The entity-wide financial statements of the Authority, which include the statement of net assets and the statement of activities, are presented to display information about the reporting entity as a whole, in accordance with GASB No. 34. The statement of net assets and the statement of activities are prepared using the economic resources measurement focus and the accrual basis of accounting.

The Authority's governmental fund financial statements, the balance sheet and the statement of revenues, expenditures, and changes in fund balance are presented using the current financial resources measurement focus and the modified accrual basis of accounting. They recognize revenue when it becomes susceptible to accrual, which is when it becomes both measurable and available to finance expenditures in the current fiscal period. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred, except for unmatured debt service on bonds payable, which is recognized when due (see Note 6).

The Authority uses four governmental funds to report its financial position and the results of operations. The General Fund accounts for sales tax revenues received by the Authority and for general operating expenses of the Authority. Short-term borrowings of the Authority are also accounted for in the General Fund except for those bond anticipation notes intended to be refinanced with long-term obligations of the Authority, which are accounted for in the Capital Fund. The Special Revenue Fund accounts for Transitional State Aid, as defined in the Act, which includes assistance for general County needs and aid targeted to assist the County in streamlining its tax certiorari processing. Both types of aid are provided to the County through the Authority. As of December 31, 2007, NIFA has provided all State Aid to the County that was granted pursuant to the NIFA Act. The Debt Service Fund accounts for the accumulation of resources for payment of principal and interest on the Authority's bonds. Only that portion of bonds payable expected to be financed from expendable available resources is reported as a liability of the Debt Service Fund. The Capital Projects Fund accounts for resources to be transferred to the County for its Financeable Costs.

Beginning in 2002, bond premiums, discounts, and issuance costs for bonds are capitalized and amortized over the lives of the related debt issues using the straight-line method in the entity-wide financial statements. The governmental fund financial statements recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued, together with bond premiums, is reported as other financing sources, while discounts on debt issuances, credit enhancement costs, and costs of issuance are reported as other financing uses.

Interest expense is recognized on the accrual basis in the entity-wide financial statements. In the governmental fund statements, interest expenditures are recognized when funds are deposited in the debt service fund.

The Authority receives Sales Tax Revenues several times each month, and receives interest earnings from time to time as investments mature. Funds for debt service are required to be set aside from revenues on a monthly basis, and the Authority also deducts, as necessary, amounts which in its judgment are required for Authority operations and operating reserves. Residual Sales Tax Revenues and investment earnings are then transferred to the County as cash.

No revenues are generated from operating activities of the Authority, therefore, all revenues are defined by the Authority as nonoperating revenues. Revenues are received in the General Fund, Special Revenue Fund, Debt Service Fund, or Capital Projects Fund, depending on their source. Overhead expenses of the Authority that arise in the course of providing the Authority's oversight services, such as payroll and office expenses, are considered operating expenses and are accounted for in the General Fund. Expenditures related to debt issuance, and transfers of funds to the County, are considered nonoperating expenses and are accounted for in the appropriate fund (see Note 3).

Assets are capitalized only if their value is greater than \$15,000. The Authority has no such assets. The Authority holds no inventory beyond small amounts of office supplies. Prepaid expense accruals are adjusted at the close of each fiscal year. A provision for an arbitrage liability is not required since investment earnings on applicable bond issues are significantly less than the interest debt service paid on such bond issues.

In June 2004, GASB issued Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. The Statement establishes standards for the measurement, recognition, and display of Other Postemployment Benefits (OPEB) expense and related liabilities (assets), note disclosures, and, if applicable, required supplementary information in the financial reports of state and local governmental employers. OPEB includes postemployment healthcare, as well as other forms of postemployment benefits (e.g., life insurance) when provided separately from a pension plan. The approach followed in the Statement generally is consistent with the approach adopted in Statement No. 27, *Accounting for Pensions by State and Local Governmental Employers*, with modifications to reflect differences between pension benefits and OPEB. Statement No. 45 improves the relevance and usefulness of financial reporting by (i) recognizing the cost of benefits in periods when the related services are received by the employer; (ii) providing information about the actuarial accrued liabilities for promised benefits associated with past services and whether and to what extent those benefits have been funded; and (iii) providing information useful in assessing potential demands on the employer's future cash flows. The requirement applies to any state or local government employer that provides OPEB. As a result, NIFA has implemented GASB Statement No. 45 for the fiscal year ended December 31, 2007. Prior to the implementation of GASB Statement No. 45, the Authority's postretirement benefits were accounted for on a pay-as-you-go basis.

The Authority provides group health care benefits for retirees (and for eligible dependents and survivors of retirees). Contributions towards 10% of the costs of these benefits are required of the retirees. Retiree contributions towards the cost of the benefit are a percentage of the premium adjusted for accumulated sick leave credits. An actuarially determined valuation of these benefits was performed by a consultant to estimate the impact of changes in GASB accounting rules applicable to the retiree medical benefits for retired employees and their eligible dependents. There is currently one plan participant receiving benefits.

The Authority has elected to record the entire amount of the Unfunded Actuarial Accrued Liability ("UAAL") in the fiscal year ended December 31 2007, and not to fund the UAAL. The UAAL, including accrued interest relating to postemployment benefits is approximately \$788,000 as of December 31, 2007. The Authority is not required by law or contractual agreement to provide funding for postemployment retirement benefits other than the pay-as-you-go amount necessary to provide

current benefits to retirees and eligible beneficiaries/dependents. During the fiscal year ended December 31, 2007, the Authority paid \$5,930 on behalf of the Plan.

The Authority's annual OPEB cost (expense) is calculated based on the annual required contribution (ARC) of the employer, an amount that was actuarially determined by using the Projected Unit Credit Method (one of the actuarial cost methods in accordance with the parameters of GASB Statement No. 45). The portion of this Actuarial Present Value allocated to a valuation year is called the Normal Cost.

Under this method, actuarial gains/losses, as they occur, reduce/increase future Normal Costs.

The following table shows the elements of the Authority's annual OPEB cost for the year, the amount actually paid, and changes in the Authority's net OPEB obligation to the plan for the year ended December 31, 2007.

Amortization of the UAAL over one year	<u>\$721,000</u>
Normal cost — beginning of year	78,000
Interest on normal cost	<u>4,000</u>
Normal cost with interest to end of year	<u>82,000</u>
Annual required contribution	803,000
Interest on net OPEB obligation	
Adjustment to ARC	<u>          </u>
Total annual OPEB Cost	<u>\$803,000</u>
Net OPEB Obligation:	
Net OPEB obligation — January 1, 2007	\$ -
Total annual OPEB cost	803,000
Contributions	<u>15,000</u>
Estimated net OPEB obligation — December 31, 2007	<u>\$788,000</u>

As of December 31, 2008, the OPEB liability of \$788,000 is unfunded. NIFA's 2007 payroll cost was \$832,000 or 105.58% of the unfunded liability amount.

The Authority's annual OPEB cost, the estimated annual OPEB amount contributed to the plan, and the net OPEB obligation for the fiscal year ended December 31, 2007, were as follows:

<b>Fiscal Year Ended</b>	<b>Annual OPEB Cost</b>	<b>Annual OPEB Cost Paid</b>	<b>Net OPEB Obligation</b>
December 31, 2007	\$803,000	\$15,000	\$788,000

**Actuarial Methods and Assumptions** — The OPEB-specific actuarial assumptions used in the January 1, 2007, OPEB actuarial valuations are as follows:

Valuation date	January 1, 2007
Actuarial cost method	Projected Unit Credit Method
Discount rate	4.50% per annum
Per-capita retiree contributions	Retiree contributions are assumed to increase at the same rates as incurred claims.

Health insurance benefits are provided by the New York State Health Insurance Plan. This also includes a reimbursement of Medicare Part B premium. Sick leave credits offset contributions and are frozen at retirement. Benefits vest at five years of service and are subject to continuous participation in NYSHIP.

The premium rate is used for all non-Medicare eligible retirees and dependents with basic medical coverage.

Initial monthly premium rates are shown in the following table:

**Monthly Rate for Fiscal Year 2007**

Pre-65 Non-Medicare:	
Single	\$ 564.84
Family	1,198.07
Post- 65 Medicare:	
Single	333.18
Family	734.81
Medicare (Part B)	93.50 per person

Medicare Part B Premiums:

<b>Calendar Year</b>	<b>Monthly Premium</b>
2006	\$88.50 per person
2007	93.50 per person

Medicare Part B premiums are assumed to increase by the following trend rates.

2007	7.00 %
2008	6.67
2009	6.33
2010	6.00
2011	5.75
2012	5.50
2013	5.25
2014 plus	5.00

No retiree assumed to have income in excess of the threshold, which would result in increasing Part B premium above 25% of Medicare Part B Costs.



**Health Care Cost Trend Rate (HCCTR)** — Covered medical expenses are assumed to increase by the following percentages:

*HCCTR Assumptions*

<b>Years Ending</b>	<b>Annual Rates of Increase</b>
2007	9.5 %
2008	8.75
2009	8.00
2010	7.25
2011	6.50
2012	6.00
2013	5.50
2014 and later	5.00

*Mortality* — Mortality rates are those recommended by the actuary:

Preretirement

<b>Age</b>	<b>TRS</b>		<b>ERS</b>	<b>PFRS</b>
	<b>Male</b>	<b>Female</b>		
20	0.0075 %	0.0043 %	0.0510 %	0.0600 %
30	0.0428	0.0262	0.0550	0.0600
40	0.0518	0.0349	0.0980	0.0640
50	0.1326	0.0818	0.2070	0.1430
60	0.1771	0.1331	0.4210	0.7430

Postretirement

<b>Age</b>	<b>ERS</b>		<b>PFRS Unisex</b>	<b>TRS</b>	
	<b>Male</b>	<b>Female</b>		<b>Male</b>	<b>Female</b>
50	0.2441 %	0.2177 %	0.2594 %	0.2579 %	0.2294 %
60	0.7365	0.5332	0.6976	0.6624	0.5525
70	1.8246	1.2686	1.8828	1.8241	1.2021
80	4.6846	3.4091	5.4210	5.3926	3.5874
90	14.5417	11.0872	14.7447	15.7604	12.2460

The cost of providing health care to retirees not including the accrual for prior-service costs, totaled \$5,930 during fiscal year 2007 (\$0 during fiscal years 2006 and 2005).

It should be noted that actuarial valuations have inherent limitations, reflect a long-term perspective, and involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and that actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each valuation and on the pattern of sharing of costs between the employer and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the employer and plan members

in the future. Actuarial methods and assumptions used also include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. The Authority follows the pronouncements of all applicable Financial Accounting Standards Board (FASB) statements and interpretations, accounting principles board (APB) opinions, and accounting research bulletins (ARBs) of the committee on accounting procedure issued on or before November 30, 1989, unless they conflict with or contradict GASB pronouncements.

In July 2005, GASB issued Statement No. 47, *Accounting for Termination Benefits*. Under the NIFA Legislation, certain oversight responsibilities for Nassau County are scheduled to conclude effective December 31, 2008. Should this occur and a downsizing in staff is implemented, the Authority does not have any liability for involuntary termination costs related to this action.

In September 2005, GASB issued the GASB Proposed Statement No. 48, *Sales and Pledges of Receivables and Future Revenues and Intra-Entity Transfers of Assets and Future Revenues*, which should be implemented beginning with fiscal years ended December 31, 2007. The Authority has determined that there is no impact from Statement No. 48 on its financial position and results of operations resulting from this adoption.

In January 2006, GASB issued the GASB Proposed Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*, which is effective for periods beginning after December 15, 2007. The Authority has determined that there is no impact from Statement No. 49 on its financial position and results of operations resulting from this adoption.

In May 2007, GASB issued Statement 50, *Pension Disclosure — an amendment of GASB Statements No. 25 and No. 27*, which should be implemented beginning with fiscal years ending December 31, 2008. The Authority has determined that there is no impact from Statement No. 50 on its financial position or results of operations resulting from the adoption.

In June 2007, GASB issued Statement 51, *Accounting and Financial Reporting for Intangible Assets*, which should be implemented beginning with fiscal years ending December 31, 2010. The Authority has determined that there is no impact from Statement No. 51 on its financial position or results of operations resulting from the adoption.

In November 2007, GASB issued Statement 52, *Land and Other Real Estate Held as Investments by Endowments*, which should be implemented beginning with fiscal years ending December 31, 2009. The Authority has determined that there is no impact from Statement No. 52 on its financial position or results of operations resulting from the adoption.

### **3. TRANSACTIONS WITH AND ON BEHALF OF NASSAU COUNTY**

The Act and other legal documents of the Authority establish various financial relationships between the Authority and the County. The resulting financial transactions between the Authority and the County include the receipt and use of Revenues, as well as Authority debt issuances to fund Financeable Costs of the County.

The receipt and remittance of revenues in 2007 included:

- Sales tax revenues (see Notes 1, 2, and 5) of \$954,194,341, of which \$783,740,450 was remitted to Nassau County. The balance was retained for Authority debt service and operations.

- The remittance to the County for general County operations, of earnings on various funds held by or on behalf of the Authority, to the extent that those earnings are not required for the payment of Authority debt service or operating expenses. In 2007, the Authority remitted \$4,470,215.32 of interest earnings.
- Transfer to the County, upon County requisition, of bond proceeds from debt issuance in 2005 and prior years. For the year ended December 31, 2007, \$28,777,839 of proceeds was distributed to Nassau County from the Capital Projects Fund.

#### 4. CASH AND INVESTMENTS

The Authority invests in accordance with the Act, as well as other applicable rules and regulations, the Indenture, and Authority Investment Guidelines originally adopted by the Authority Directors in November 2000. As of December 31, 2007, the Authority held cash, Treasury Notes and Treasury Bills, Federal Home Loan Mortgage Corporation Discount Notes, and Federal National Mortgage Association Discount Notes. All bank deposits of Authority funds are required to be fully collateralized or insured. In the event the Authority requires collateral for the Authority cash and certificates of deposit (in amounts in excess of Federal deposit insurance) is 102% of the amount of the cash or certificate of deposit amount, is held by a third-party custodian in the Authority's account, and consists of U.S. government or agency obligations.

The following table summarizes the Authority's cash and investments as of December 31, 2007. Short-term investments with maturities of 90 days or less, and nonmarketable securities, are recorded at cost. Marketable securities with maturities longer than 90 days are recorded at fair value and all investment income, including changes in fair value, is reported as revenue in the Statement of Revenue, Expenditures, and Changes in Fund Balance. Fair value is determined using market values at December 31, 2007. In the Balance Sheet, the accrual of interest on investments is reported as interest receivable, and the unrealized change in fair value of marketable securities with maturities longer than 90 days is reflected in the amount of the investment asset.

##### Summary of Cash and Investments (in thousands)

	<b>Dollars in thousands</b>		
	<b>Held by Authority</b>	<b>Held by Trustee</b>	<b>Total</b>
Cash	\$ 3	\$ 236	\$ 239
U.S. government and agency discount notes (maturities less than 90 days)	<u>658</u>	<u>          </u>	<u>658</u>
Total cash and cash equivalents	<u>661</u>	<u>236</u>	<u>897</u>
U.S. government and agency discount notes (maturities greater than 90 days)	<u>          </u>	<u>44,425</u>	<u>44,425</u>
Total marketable securities	<u>-</u>	<u>44,425</u>	<u>44,425</u>
Total cash and investments	<u>\$ 661</u>	<u>\$ 44,661</u>	<u>\$ 45,322</u>

## Custodial Credit Risk

	Investment Maturities (In thousands)			Total
	Held by Authority	Held by Trustee		
	General Fund	Debt Service Fund	Capital Projects Fund	
Investment type:				
Cash	\$ 5	\$ 232	\$ 2	\$ 239
U.S. government securities	658	18,892	78	19,628
U.S. discount notes	<u>      </u>	<u>13,669</u>	<u>11,786</u>	<u>25,455</u>
Total	<u>\$ 663</u>	<u>\$ 32,793</u>	<u>\$ 11,866</u>	<u>\$ 45,322</u>

All investments are held by NIFA's trustee bank solely as agent of the Nassau County Interim Finance Authority. All investments mature in less than one year.

### 5. SALES TAX REVENUE RECEIVABLE

Sales tax revenues received after December 31 but attributable to the prior year are shown in the balance sheet as sales tax receivable and due to Nassau County and due to debt service fund. In the statement of revenues, expenditures, and changes in fund balance, the full amount of the receivable has been recognized as sales tax revenue and applicable portions of these funds have been included as transfers to Nassau County and debt service expense.

### 6. BONDS PAYABLE

Bonds of the Authority are issued pursuant to an Indenture, as supplemented and amended (the "Indenture") between the Authority and the United States Trust Company of New York and its successor The Bank of New York (the "Trustee"), under which the Authority has pledged its right, title and interest in the Revenues of the Authority to secure repayment of Authority debt. The Act provides that the Authority's pledge of its Revenues represents a perfected first security interest on behalf of holders of its bonds. The lien of the Indenture on the Revenues for the security of Authority bonds is prior to all other liens thereon. The Authority does not have any significant assets or sources of funds other than Sales Tax Revenues and amounts on deposit pursuant to the Indenture. The Authority does not have independent taxing power.

As of December 31, 2007, the Authority had outstanding bonds in the amount of \$1,958,525,000. The Authority did not issue any new short- or long-term debt in 2007. However, NIFA does retain the authority to fund certain financeable costs described under the Act including approximately \$20.6 million in statutory capacity to restructure or refund County indebtedness and approximately \$318 million in statutory capacity to refund or restructure County tax certiorari related debt; however, it is unclear whether this debt will ever be economic to refund. In addition, the County or NIFA has the authority through the end of 2007 to issue approximately \$1.7 million of debt to fund certiorari proceedings commenced after June 1, 2000.

NIFA's debt matures through the year 2025, and is comprised of fixed, variable, and auction rate bonds issued at variable rates, which are discussed below. Other than a possible refunding of its debt if market conditions permit, the Authority has no plans to issue additional debt.

**Fixed Rate Bonds** — The Authority has issued fixed rate bonds at rates ranging between 2% and 6%. Interest on the Authority's Fixed Rate Bonds is payable on May 15 and November 15 of each year, and interest on the Variable Rate Bonds is payable on the first business day of each month. Principal on all bonds is payable on November 15. A debt service account has been established under the Indenture to provide for the payment of interest on and principal of bonds outstanding under the Indenture. The Trustee makes monthly deposits to the debt service account in the amount of debt service accrued through the end of that month. For the Fixed Rate Bonds, this is essentially one-sixth of the next interest payment and one-twelfth of the next principal payment. For the Variable Rate Bonds, this is one-twelfth of the next principal payment and the amount needed to maintain a prudent level of funding in excess of the anticipated interest expense to be accrued that month. Because of this monthly deposit requirement, the amount accrued for debt service in the Authority's financial statements in any year will not be the same as the debt service on the bonds paid to bondholders in that year.

The County has assumed responsibility for calculating arbitrage rebate liability on bonds or notes issued by the Authority. Since investment earnings on NIFA bond issues, that are subject to arbitrage, have been significantly lower than the average interest debt service payments on those issues, no provision for an arbitrage liability is required. **Variable Rate Bonds** — Interest rates on the nonauction Variable Rate Bonds are currently reset weekly by a remarketing agent at the minimum rate necessary for the bonds to have a market value equal to the principal amount. Interest rates are set separately for each series of variable rate bonds. The Variable Rate Bonds are in most circumstances subject to tender at the option of the bondholder. Payment of the purchase price of eligible 2002A Bonds and 2002B Bonds subject to optional or mandatory tender for purchase and not remarketed by the remarketing agent, will be made under and pursuant to, and subject to the terms, conditions and provisions of, a liquidity facility issued by Dexia Credit Local, acting through its New York Agency, with respect to the Series 2002A Bonds; or a liquidity facility issued by BNP Paribas, acting through its New York branch, with respect to the Series 2002B Bonds. Each liquidity facility is slated to expire November 15, 2022, subject to extension or early termination. Bonds that are purchased by Dexia Credit Local or BNP Paribas and not remarketed, if any, must be paid over a five year period. If this was to occur, annual Authority debt service expense would increase substantially.

**Auction Rate Bonds** — Auction rate bonds, which are variable rate bonds issued in an auction rate mode, are auctioned at intervals between 7 days, 28 days, and 35 days. As rates vary, variable rate and auction rate interest payments and net swap payments will vary. Also see note 7 regarding interest rate exchange agreements.

Bonds are recorded at the principal amount outstanding and consist of the following:

	Bond Par Issued	Dollars in Thousands		Balance at December 31, 2007
		Balance at December 31, 2006	Retired	
Sales Tax Secured Bonds, Series 2000A 4.50% to 5.625% Serial and term bonds due through 2020	\$ 254,720	\$ 12,845	\$ -	\$ 12,845
Sales Tax Secured Bonds, Series 2001A 4% to 5.375% Serial and term bonds due through 2021	181,480	55,955	7,555	48,400
Sales Tax Secured Bonds, Series 2002A (variable rate) Term bond due 2022 with mandatory sinking fund redemptions due through 2021	112,825	101,500	4,290	97,210
Sales Tax Secured Bonds, Series 2002B (variable rate) Term Bond due 2022 with mandatory sinking fund redemptions due through 2021	112,825	98,120	4,150	93,970
Sales Tax Secured Bonds, Series 2003A 2% to 6% Serial bonds due through 2023	275,990	244,460	10,410	234,050
Sales Tax Secured Refunding Bonds, Series 2003B 2% to 5% Serial bonds due through 2018	238,485	212,840	24,265	188,575
Sales Tax Secured Bonds, Series 2004A 2% to 5% Serial bonds due through 2013	153,360	143,130	21,695	121,435
Sales Tax Secured Variable Rate Bonds, Series 2004 B-G Auction Rate Securities due 2016 to 2024	450,000	450,000		450,000
Sales Tax Secured Bonds, Series 2004H 2.15% to 5% Serial bonds due through 2017	187,275	179,355	3,190	176,165
Sales Tax Secured Bonds, Series 2004 I-K Auction Rate Securities due through 2025	150,000	150,000		150,000
Sales Tax Secured Bonds Series 2005A 3.26% to 4.8% Serial due through 2024	124,200	124,200		124,200
Sales Tax Secured Variable Rate Bonds Series 2005 B-C Auction Rate Securities due through 2025	122,300	122,300	3,650	118,650
Sales Tax Secured Bonds Series 2005 D 3.23% to 4.32% Serial and term bonds due through 2022	143,795	143,795	770	143,025
	<u>\$ 2,507,255</u>	<u>\$ 2,038,500</u>	<u>\$ 79,975</u>	<u>\$ 1,958,525</u>

Aggregate debt service to maturity as of December 31, 2007, is as follows (dollars in thousands):

<b>Years Ending December 31</b>	<b>Principal</b>	<b>Interest*</b>	<b>Total</b>
2008	\$ 95,315	\$ 84,266	\$ 179,581
2009	104,265	80,549	184,814
2010	104,930	75,627	180,557
2011	119,690	70,777	190,467
2012	144,725	65,174	209,899
2013–2017	705,960	225,203	931,163
2018–2022	542,380	90,510	632,890
2023–2025	<u>141,260</u>	<u>10,022</u>	<u>151,282</u>
	<u>\$ 1,958,525</u>	<u>\$ 702,128</u>	<u>\$ 2,660,653</u>

\*Interest on the Variable Rate Bonds is calculated at 5%. During 2007, the interest rate on the Variable Rate Bonds ranged from 2.93% to 3.90%.

## 7. SWAP AGREEMENTS

**Board-Adopted Guidelines** — On March 25, 2004, NIFA adopted guidelines (“Interest Rate Swap Policy”) with respect to the use of swap contracts to manage the interest rate exposure of its debt. The Interest Rate Swap Policy establishes specific requirements that must be satisfied for NIFA to enter into a swap contract.

**Objectives of Swaps** — To protect against the potential of rising interest rates, to achieve a lower net cost of borrowing, to reduce exposure to changing interest rates on a related bond issue or in some cases where Federal tax law prohibits an advance refunding, and to achieve debt service savings through a synthetic fixed rate. In an effort to hedge against rising interest rates, NIFA entered into nine separate pay-fixed, receive-variable interest rate Swaps during FY 2004 (the “Swaps”).

**Background** — NIFA entered into the following six swap contracts with an effective date of April 8, 2004, in connection with the issuance of \$450 million in auction rate securities to provide for the refunding or restructuring of a portion of the County’s outstanding bonds, refunding of certain outstanding NIFA bonds, tax certiorari judgments and settlements to which the County is a party, other legal judgments and settlements, County capital projects and to pay costs of issuance.

- \$72.5 million notional amount (2004 Series B) with Goldman Sachs Mitsui Marine Derivative Products, L.P. (“GSMMDP”)
- \$72.5 million notional amount (2004 Series C) with Goldman Sachs Mitsui Marine Derivative Products, L.P.
- \$80 million notional amount (2004 Series D) with Goldman Sachs Mitsui Marine Derivative Products, L.P.
- \$72.5 million notional amount (2004 Series E) with UBS AG
- \$72.5 million notional amount (2004 Series F) with UBS AG
- \$80 million notional amount (2004 Series G) with UBS AG

NIFA entered into the following three swap contracts with an effective date of December 9, 2004, in connection with the issuance of \$150 million in Auction Rate Securities to provide for the refunding of a portion of the County's outstanding bonds, tax certiorari judgments and settlements to which the County is a party, other legal judgments, and settlements and to pay costs of issuance.

- \$50 million notional amount (2004 Series I) with Goldman Sachs Mitsui Marine Derivative Products, L.P.
- \$50 million notional amount (2004 Series J) with UBS AG
- \$50 million notional amount (2004 Series K) with Morgan Stanley Capital Services ("MSCS")

**Fair Value** — Replacement interest rates on the Swaps, as of December 31, 2007, are reflected in the chart entitled "Interest Rate Swap Valuation" (the "Chart"). As noted in the Chart, replacement rates were lower than market interest rates on the effective date of the Swaps. Consequently, as of December 31, 2007, the Swaps had negative fair values. In the event there is a positive fair value, NIFA would be exposed to the credit risk of the counterparties in the amount of the Swaps' fair value should the Swap be terminated.

The total value of each swap, including accrued interest, is provided in the Chart. The total value of each Swap listed represents the theoretical value to NIFA if it terminated the swap as of the date indicated, assuming that a termination event occurred on that date. Negative fair values may be offset by reductions in total interest payments required under the related variable interest auction rate bonds. The market value is calculated at the mid-market for each of the Swaps. Fair values were estimated using the zero coupon methodology. This methodology calculates the future net settlement payments under the swap agreement, assuming the current forward rates implied by the yield curve correctly anticipate future spot rates. These payments are then discounted using rates derived from the same yield curve. As of December 31, 2007, the total marked-to-market valuation, net of accruals, of NIFA's Swaps was negative \$9,617,218. In the event that both parties continue to perform their obligations under the swap, there is not a risk of termination and neither party is required to make a termination payment to the other. NIFA is not aware of any event that would lead to a termination event with respect to any of its Swaps.

**Risks Associated with the Swap Agreements** — From NIFA's perspective, the following risks are generally associated with swap agreements:

- *Credit Risk* — The counterparty becomes insolvent or is otherwise not able to perform its financial obligations. In the event of deterioration in the credit ratings of the counterparty or NIFA, the swap agreement may require that collateral be posted to secure the party's obligations under the swap agreement.

Under the swap agreements, neither party has to collateralize its termination exposure unless its ratings, or that of the insurer, fall below certain triggers. For the Authority, there is no requirement to collateralize until the Authority is at an A3/A- level, and then only for the amount over \$50 million (threshold amount) of exposure. The threshold amount declines if the Authority falls into the BBB ratings category.

NIFA's Swap Policy requires that counterparties have credit ratings from at least one nationally recognized statistical rating agency that is within the two highest investment grade categories, without distinction as to grade within the category. If after entering into an agreement the ratings of the counterparty or its guarantor or credit support party are downgraded below the described ratings by any



one of the rating agencies, then the agreement is subject to termination unless the counterparty provides either a substitute guarantor or assigns the agreement, in either case, to a party meeting the rating criteria reasonably acceptable to NIFA or collateralizes its obligations in accordance with the criteria set forth in the transaction documents. The counterparties have the ratings set forth below. The table shows the diversification, by percentage of notional amount, among the various counterparties that have entered into agreements with NIFA.

<b>Counterparty</b>	<b>Notional Amount (Dollars in Millions)</b>	<b>% of Total Notional Percentage</b>
GSMMDP	275	45.80 %
UBS AG	275	45.80
MSCS	<u>50</u>	<u>8.40</u>
Total	<u>600</u>	<u>100.00 %</u>

NIFA insured its performance in connection with the Swaps associated with the Series 2004 B-G bonds with Ambac Assurance (Aaa/AAA/AAA), including NIFA termination payments. NIFA's payments to the counterparties on the Swaps associated with the Series 2004 I-K bonds are insured with CDC IXIS Financial Guaranty North America, Inc. ("CIFG NA"), which is rated Aaa/AAA/AAA. However, termination payments from NIFA are not guaranteed except on NIFA's Swap with UBS AG, where it is guaranteed up to a maximum of \$2.0 million.

- *Basis Risk* — The variable interest rate paid by the counterparty under the swap and the variable interest rate paid by NIFA on the associated variable interest auction rate bonds are not the same. If the counterparty's rate under the swap is lower than the bond interest rate, then the counterparty's payment under the swap agreement does not fully reimburse NIFA for its interest payment on the associated bonds. Conversely, if the bond interest rate is lower than the counterparty's rate on the swap, there is a net benefit to NIFA.

NIFA is exposed to basis risk on the Swaps. NIFA is paying a fixed rate of interest to the counterparties and the counterparties are paying a variable rate to NIFA represented by a percentage of the One-Month LIBOR ("London Inter-bank Offered Rate"), rate plus a fixed spread. The amount of the variable rate swap payments received from the counterparties does not normally equal the actual variable rate payable to the bondholders. Should the historical relationship between LIBOR and NIFA's variable rate on its bonds move to converge, the expected cost savings may not be realized. Conversely, should the relationship between LIBOR and NIFA's variable rate on its bonds move to diverge, there is a benefit to NIFA.

- *Termination Risk* — The swap agreement will be terminated and NIFA will be required to make a large termination payment to the counterparty.

The Swaps use International Swaps and Derivative Association ("ISDA") documentation and use standard provisions regarding termination events with one exception: if the termination amount is over \$5 million for the Authority, the Authority can pay such excess amount over six months, financing the delay at LIBOR, plus 1%. However, adverse termination for credit deterioration is remote since the Swaps are insured and the insurers will control termination. NIFA or the counterparty may terminate any of the Swaps if the other party fails to perform under the terms of the contract. In addition, NIFA may terminate the Swaps at their fair market value at any time. NIFA would be exposed to variable rates if

the counterparty to the Swap defaults or if the swap is terminated. A termination of the Swap agreement may also result in NIFA making or receiving a termination payment. NIFA is not aware of any event that would lead to a termination event with respect to any of its Swaps.

- *Rollover Risk* — The notional amount under the swap agreement terminates prior to the final maturity of the associated bonds, and NIFA may be exposed to then market rates and cease to get the benefit of the synthetic fixed rate for the duration of the bond issue.

NIFA is not exposed to rollover risk, because the notional amounts under the Swaps do not terminate prior to the final maturity of the associated variable interest auction rate bonds.

As of December 31, 2007, NIFA's Interest Rate Swap Valuation is as follows:

**Nassau County Interim Finance Authority**

**Interest Rate Swap Valuation  
(as of December 31, 2007)**

<b>Series</b>	<b>2004 Series B</b>	<b>2004 Series C</b>	<b>2004 Series D</b>	<b>2004 Series E</b>	<b>2004 Series F</b>	<b>2004 Series G</b>	<b>2004 Series I</b>	<b>2004 Series J</b>	<b>2004 Series K</b>	<b>Total</b>
Notional Amount	\$72,500,000	\$72,500,000	\$80,000,000	\$72,500,000	\$72,500,000	\$80,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$ 600,000,000
Counterparty	GSMMDP	GSMMDP	GSMMDP	UBS	UBS	UBS	GSMMDP	UBS	MSCS	
Counterparty Rating (1)	Aaa/AAA/NR	Aaa/AAA/NR	Aaa/AAA/NR	Aaa/AA/AA	Aaa/AA/AA	Aaa/AA/AA	Aaa/AAA/NR	Aaa/AA/AA	Aa3/AA-/AA-	
Effective Date	April 8, 2004	April 8, 2004	April 8, 2004	April 8, 2004	April 8, 2004	April 8, 2004	December 9, 2004	December 9, 2004	December 9, 2004	
Maturity Date	November 15, 2024	November 15, 2024	November 15, 2016	November 15, 2024	November 15, 2024	November 15, 2016	November 15, 2025	November 15, 2025	November 15, 2025	
NIFA Pays	3.146 %	3.146 %	3.002 %	3.146 %	3.146 %	3.003 %	3.432 %	3.432 %	3.432 %	
Replacement Rate	3.023 %	3.023 %	2.934 %	3.023 %	3.023 %	2.933 %	3.182 %	3.182 %	3.182 %	
NIFA Receives	60% of LIBOR plus 16 basis points weekly (Tuesday)	60% of LIBOR plus 16 basis points weekly (Friday)	60% of LIBOR plus 26 basis points monthly (4th Monday)	60% of LIBOR plus 16 basis points weekly (Tuesday)	60% of LIBOR plus 16 basis points weekly (Friday)	60% of LIBOR plus 26 basis points monthly (5th Thursday)	61.5% of LIBOR plus 20 basis points	61.5% of LIBOR plus 20 basis points	61.5% of LIBOR plus 20 basis points	
Net Accrued	\$ (260,499)	\$ (272,912)	\$ (191,040)	\$ (260,499)	\$ (272,912)	\$ (82,649)	\$ (146,913)	\$ (146,913)	\$ (146,913)	\$ (1,781,250)
Net Present Value	<u>(817,817)</u>	<u>(817,290)</u>	<u>(347,531)</u>	<u>(817,563)</u>	<u>(817,290)</u>	<u>(353,912)</u>	<u>(1,288,189)</u>	<u>(1,288,189)</u>	<u>(1,288,189)</u>	<u>(7,835,970)</u>
Total Fair Value of Swap	<u>\$ (1,078,316)</u>	<u>\$ (1,090,202)</u>	<u>\$ (538,571)</u>	<u>\$ (1,078,062)</u>	<u>\$ (1,090,202)</u>	<u>\$ (436,561)</u>	<u>\$ (1,435,102)</u>	<u>\$ (1,435,102)</u>	<u>\$ (1,435,102)</u>	<u>\$ (9,617,220)</u>

(a) Moodys/S&P/Fitch.

**Swap Payments and Associated Debt** — Using rates as of December 31, 2007, debt service requirements of the variable-rate debt and net swap payments, assuming current interest rates remain the same for their term, is shown below. \*As rates vary, variable-rate bond interest payments and net swap payments will vary.

**Nassau County Interim Finance Authority  
Swap Payments and Associated Variable-Rate Debt (In thousands)**

Years Ending December 31	Variable-Rate Bonds		Interest Rate Swaps, Net	Total
	Principal	Interest		
2008	\$ -	\$ 22,946	\$ 935	\$ 23,881
2009		22,883	984	23,867
2010		22,883	984	23,867
2011		22,883	984	23,867
2012		22,946	935	23,881
2013–2017	227,075	97,830	5,108	330,013
2018–2022	303,825	41,982	3,057	348,864
2023–2025	69,100	4,103	351	73,554
<b>Total</b>	<b>\$ 600,000</b>	<b>\$ 258,456</b>	<b>\$ 13,338</b>	<b>\$ 871,794</b>

\*Note: As a result of credit and liquidity concerns among short-term investors, the auction rate securities market has witnessed unusual volatility since early November. Although there can be no assurance that market volatility will subside, it appears that NIFA’s auction rate problem peaked in early February when several of its auctions failed and NIFA defaulted to its maximum interest rates on failed auctions of 15%. ARS interest rates in FY 2008 on NIFA 2004 series B-G have varied between 2.85% and 14% (no failed auctions). ARS interest rates in FY 2008 on NIFA 2004 series I-K have varied between 3.00% and 15% (one failed auction). Although not associated with any swaps, ARS interest rates in FY 2008 on NIFA 2005 series B-C have varied between 2.60% and 15% (six failed auctions).

**8. PENSION LIABILITY**

Eligible Authority employees participate in the New York State and Local Employees’ Retirement System and the Public Employees Group Life Insurance Plan (together, the “System”), a cost-sharing multiple-employer defined benefit retirement system. The System provides retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (“NYSRSSL”). As set forth in the NYSRSSL, the Comptroller of the State of New York (“Comptroller”) serves as the sole trustee and administrative head of the System. The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the System and for the custody and control of its funds. The System issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, 110 State Street, Albany, NY 12236.

Employer contribution rates are determined by the Comptroller. Under the authority of the NYSRSSL, the Comptroller certifies annually the rates, expressed as proportions of the payroll of

members, which shall be used in computing the contributions required to be made by the employer to the pension accumulation fund.

As of December 31, 2007, the Authority has paid its pension bill from the State in the amount of \$68,751, covering the period April 1, 2007 to March 31, 2008. The portion of this payment attributable to the year ended December 31, 2007, is presented as an expense in the financial statements, together with the prepaid amount from the prior year. The balance is treated as a prepaid expense and reported on the Balance Sheet in "Other Assets" in the General Fund.

## **9. COMMITMENTS AND CONTINGENCIES**

The Authority was not a defendant in any litigation as of December 31, 2007. Authority employees are entitled to accumulate unused vacation and holiday leave, and to be paid for that leave, up to amounts specified by the Authority, upon separation. The amount is limited for vacation pay and unlimited for holiday pay. At current salary levels, the Authority's liability for payment of this accumulation is \$160,715, which includes the Authority's share of taxes and other withholdings. Authority employees are permitted to accrue unused sick leave without limitation and, upon certain conditions, apply the salary value of the leave upon retirement to the cost of the retiree's share of his or her health insurance premium. At current salary levels, the Authority's liability for payment of this accumulation is \$232,108, which includes only the salary value of the time accumulated. Authority employees who were previously employed by the State or a State agency or authority were permitted to transfer leave balances to the Authority. The value of these transferred balances is included in the foregoing amounts. The value of accrued unused leave is included as a noncurrent liability in the entity-wide Statement of Net Assets.

\* \* \* \* \*

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## APPENDIX D

### PROPOSED FORM OF BOND COUNSEL OPINION

Upon delivery of the Series 2009A Bonds in definitive form, Sidley Austin LLP, New York, New York, Bond Counsel to the Authority, proposes to render its final approving opinion in substantially the following form:

[Date of Closing]

NASSAU COUNTY INTERIM  
FINANCE AUTHORITY

Ladies and Gentlemen:

We have acted as bond counsel to the Nassau County Interim Finance Authority (the “Authority”) relating to the issuance of \$303,100,000 Nassau County Interim Finance Authority Sales Tax Secured Variable Rate Bonds, Series 2009A (the “Series 2009A Bonds”), as more particularly described below. The Series 2009A Bonds are dated, bear interest, mature, are subject to redemption and are secured as set forth in the Indenture between the Authority and The Bank of New York Mellon, as successor Trustee, as amended and supplemented (the “Indenture”). Terms defined in the Indenture and used herein shall have the meanings assigned in the Indenture, unless the context otherwise requires.

The Series 2009A Bonds are issued as Senior Bonds under the Indenture. The Authority is authorized to issue additional Senior Bonds (the Series 2009A Bonds, together with all Senior Bonds heretofore and hereafter issued the “Bonds”) only on the terms and conditions set forth in the Indenture and all such Bonds shall with the Series 2009A Bonds be entitled to the equal benefit, protection and security of the provisions, covenants and agreements in the Indenture.

Nassau County, New York (the “County”) and the Authority have entered into a Financing Agreement dated as of October 1, 2000 (the “Agreement”), provisions of which have been pledged by the Authority to secure the Bonds. We assume the parties will perform their respective covenants in the Indenture and the Agreement in all material respects.

A portion of the proceeds of the Series 2009A Bonds is being used to refund certain outstanding bonds (the “Authority Refunded Bonds”) of the Authority. A portion of the proceeds of the Series 2009A Bonds, together with any other amounts made available by the Authority (collectively, the “Defeasance Deposit”) has been used to purchase Defeasance Collateral in an aggregate amount sufficient, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon, to pay when due, the principal or redemption price, if applicable, and interest due and to become due on said Authority Refunded Bonds not otherwise being redeemed on the date hereof (the “Defeasance Requirement”). Such Defeasance Deposit is being held in trust under an escrow deposit agreement the date hereof (the “Escrow Agreement”), between the Authority and The Bank of New York Mellon, as escrow agent. Samuel Klein & Company, verification agent, has certified that it has reviewed the accuracy of the mathematical computations of the adequacy of the Defeasance Deposit, as invested, to pay in full the Defeasance Requirement when due. We have undertaken no independent verification of the adequacy of the Defeasance Deposit.

Based on the foregoing and our examination of existing law, such legal proceedings and such other documents as we deem necessary to render this opinion, we are of the opinion that:

1. The Authority is a duly organized and validly existing public benefit corporation under the Constitution and laws of the State of New York, and such proceedings show lawful authority for the issuance and sale of the Series 2009A Bonds pursuant to the Nassau County Interim Finance Authority Act, Title 1 of Article 10 D of the Public Authorities Law, constituting Chapter 43 A of the Consolidated Laws of the State of New York, as supplemented by Chapter 179 of the Laws of 2000 and as amended by Chapter 528 of the Laws of 2002 (the “Act”), and the Indenture.

2. The Series 2009A Bonds have been duly authorized, executed and delivered by the Authority and are valid and binding obligations of the Authority payable from the Revenues pledged and the other collateral provided therefor in the Indenture. The Bonds do not constitute a debt of the State or the County, and neither the State nor the County shall be liable thereon, nor shall the Bonds be payable out of any funds other than those of the Authority.

3. The Act validly provides for (a) the payment to the Authority of sales and compensating use tax net collections paid or payable to the Authority pursuant to §1261 of the Tax Law or a successor statute (the “Sales Tax Revenues”), (b) the Authority’s pledge to the Trustee of the Sales Tax Revenues, the Accounts and the money and investments on deposit therein (collectively, the “Revenues”), and (c) the application of proceeds of the Bonds to finance Financeable Costs. Under the laws of the State, including the Constitution of the State, and under the Constitution of the United States, the Act is valid with respect to all provisions thereof material to the subject matter of this opinion letter.

4. The Sales Tax Revenues are subject neither to appropriation by the County or the State, nor to prior claims in favor of other obligations or purposes of the County or the State except as specified in §1261 of the Tax Law with respect to overpayments and the State’s reasonable costs in administering, collecting and distributing such taxes. Upon any failure of the State Legislature to make required appropriations for State debt obligations, the Sales Tax Revenues would not constitute revenues applicable to the General Fund of the State; hence Article 7, Section 16 of the State Constitution does not mandate such money to be set apart by the State Comptroller for the payment of State obligations.

5. The Indenture (a) has been duly and lawfully authorized, executed and delivered by the Authority, (b) creates the valid pledge of Revenues and other collateral that it purports to create and (c) is a valid and binding agreement, enforceable in accordance with its terms, of the Authority and, to the extent specified in the Act, the State. The lien of the Indenture on the Revenues for the security of the Bonds is prior to all other liens thereon. The Act does not restrict the right of the State to amend, modify, repeal or otherwise alter statutes imposing or relating to the taxes payable to the Authority pursuant to § 1261 of the Tax Law or fees, or appropriations relating thereto, nor does it obligate the State to make any payments not specified in the Act or impose any taxes to satisfy the obligations of the Authority.

6. The pledge of Revenues and other collateral made by the Authority in the Indenture is valid, binding and perfected without any physical delivery of the collateral or further act, and the lien thereof is valid, binding and perfected against all parties having claims of any kind in tort, contract or otherwise against the Authority irrespective of such parties’ notice thereof.

7. The Agreement has been duly authorized, executed and delivered by the Authority and assuming due and proper authorization, execution and delivery by the County, constitutes a legal, valid and binding agreement of the parties (including with respect to the County, its pledge and agreement not to limit or alter the rights vested in the Authority by the Act to fulfill the terms of any agreements made with Holders of Outstanding Bonds pursuant to the Act, or in any way impair the rights and remedies of such Holders or the security for such Bonds), enforceable in accordance with its terms.



8. Pursuant to the Act, the State Comptroller shall pay the Sales Tax Revenues to the Trustee, to be applied first pursuant to the Authority's contracts with the holders of the Bonds, then to pay the Authority's operating expenses, and then pursuant to the Authority's agreements with the County, which shall require the Authority to transfer the balance of such taxes to the County as frequently as practicable; all of which is provided for in the Indenture and the Agreement.

9. The Authority is not eligible for protection from its creditors pursuant to Title 11 (the "Bankruptcy Code") of the United States Code. Pursuant to the Act, so long as any Bonds are Outstanding, neither the County nor any "covered organization" (as defined in the Act) is eligible to file a petition for protection from its creditors under either the Bankruptcy Code or the laws of the State.

10. No registration with, consent of, or approval by any governmental agency or commission that has not been obtained is necessary for the execution and delivery of the Series 2009A Bonds.

11. Except as provided in the following sentence, interest on the Series 2009A Bonds is not includable in the gross income of the owners of the Series 2009A Bonds for purposes of Federal income taxation under existing law. Interest on the Series 2009A Bonds will be includable in the gross income of the owners thereof retroactive to the date of issue of the Series 2009A Bonds in the event of a failure by the Authority or the County to comply with the applicable requirements of the Internal Revenue Code of 1986, as amended (the "Tax Code"), and their respective covenants regarding use, expenditure and investment of bond proceeds and the timely payment of certain investment earnings to the United States Treasury; and we render no opinion as to the effect on the exclusion from gross income of interest on the Series 2009A Bonds for Federal income tax purposes on or after the date on which any action is taken under the Series 2009A Bond proceedings or related proceedings upon the approval of counsel other than ourselves.

12. Interest on the Series 2009A Bonds is not a specific preference item for purposes of the Federal individual or corporate alternative minimum tax. The Tax Code contains other provisions that could result in tax consequences, upon which we render no opinion, as a result of ownership of such Bonds or the inclusion in certain computations (including without limitation, those related to the corporate alternative minimum tax) of interest that is excluded from gross income.

13. Under the Act, interest on the Series 2009A Bonds is exempt from personal income taxes imposed by the State or any political subdivision thereof.

14. The Escrow Agreement has been duly authorized, executed and delivered by the Authority and, assuming the due authorization, execution and delivery of the Escrow Agreement by the escrow agent, the Escrow Agreement is a valid and binding obligation of the Authority, enforceable in accordance with its terms. The Authority Refunded Bonds have been paid within the meaning and with the effect expressed in the Indenture, and the covenants, agreements and other obligations of the Authority to the holders of the Authority Refunded Bonds have been discharged and satisfied.

The rights of the Bondholders and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted, to the extent constitutionally applicable and except as specifically stated above, and may also be subject to the exercise of the State's police powers and of judicial discretion in appropriate cases.

The opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions. Such opinions may be adversely affected by actions taken or events occurring, including a change in law, regulation or ruling (or in the application or official interpretation of any law, regulation or ruling) after the date hereof. We have not undertaken to determine, or to inform any person, whether such

actions are taken or such events occur and we have no obligation to update this opinion in light of such actions or events.

## APPENDIX E

### AUTHORITY REFUNDED BONDS

<u>Series</u>	<u>Maturity Date (November 15)</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Call Date</u>	<u>CUSIP* Number</u>
Series 2000A	2011	5.750%	\$12,845,000	11/15/10	631663AK7
Series 2001A	2009	4.125	6,490,000	05/21/09	631663BM2
Series 2001A	2012	5.375	875,000	05/21/09	631663FZ9
Series 2001A	2013	5.375	915,000	05/21/09	631663GA3
Series 2001A	2014	5.375	260,000	05/21/09	631663GB1
Series 2001A	2021	5.125	6,105,000	05/21/09	631663GC9
Series 2002A	2022	N/A	92,705,000	05/01/09	631663CG4
Series 2002B	2022	N/A	89,615,000	05/01/09	631663CH2
Series 2008E	2014	N/A	5,055,000**	05/01/09	631663KK6
Series 2008F	2025	N/A	123,185,000	05/01/09	631663KM2

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\* CUSIP numbers have been assigned by an independent company not affiliated with the Authority and are included solely for the convenience of the holders of the Refunded Bonds. The Authority is not responsible for the selection or uses of these CUSIP numbers, and no representation is made as to their correctness on the Refunded Bonds or as indicated above. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Refunded Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Refunded Bonds.

\*\* Partial refunding.

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**NASSAU COUNTY  
INTERIM FINANCE  
AUTHORITY**

**\$303,100,000**

**Sales Tax Secured Bonds,  
Series 2009A**

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**OFFERING CIRCULAR**

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April 9, 2009