

NYS Office of the Attorney General Land Bank Program

Program Budget

Nassau County Land Bank Corp.

Activity	Total Funds	Total Enterprise	2019 Q4			2020 Q1		
			Activity / Deliverable / #	Ent Funds	Total Funds	Activity / Deliverable / #	Ent Funds	Total Funds
Administration								
Property Aquisition Costs	-	-	Acquisition and Closing for 1 properties from Nassau: Westbury Blvd, Uniondale and Woodbury Road, Woodbury. Acquisition of 143 Harvard. Hempstead	-	-		0	0
Outside Counsel/Accounting/Audit	15000	10,000		5000	5,000.00		0	0
Staff - Executive Director (Full-Time and Benefits)	125000	50,000		25000	25000		25000	25000
Clean Out/ Demolition	30000	-	Demolition of the Structure at 7 East Dewey	0	30000		0	0
Site Clearing	1000	-	Site clearing at newly required sites: Westbury Blvd, Woodbury Rd.	0	1000		0	0
Construction								
	899700	151,600		0	0	Begin the construction on 40 Cruickshank. Use Enterprise, HOME and Private Funds to fund the construction.	50000	132800
Architect fees/drawings/site plans/ floor plans	7500	7,500	Architect appearanaces for the zoning applicationf for 60 Stewart:Two Family.	7500	7500	Architect appearances for zoning board hearings and plans drawn for combining 143/147 Harvard.	0	0
Enviromental Site Aessment/ Remediation	3900	3,900	Phase 1 Assessments of 143 Harvard, Westbury Blvd, Uniondale and Woodbury Road, Woodbury owned by Nassau County Land Bank estimate is based on average price quote from RFQ (avg. \$1300 per property)	3900	3900		0	0
Building Application/Zoning/ permit fees	9000	9,000	Permit Fees for Woobury Rd and Harvard Street.Architect appearances for zoning board and planning hearings:Town and Village Variance Application Fees for 60 Stewart.	9000	9000		0	0

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			Engineering, LEED consulting/ site selection and evaluator/ contractor and sub-contractors qualification/ bid packaging/ development schedule for the 40					
Development Consulting	5300	5,300	Cruickshank build.	5300	5300		0	0
Property Securing	1000	1,000	encing/ securing all properties	500	500		500	500
Maintenance/Landscaping/Snow Removal	200	200		100	100		100	100
Professional Fees - Survey/ Appraisal Fees/Broker Fees	5000	5,000	Survey and Appraisals on Westbury Blvd, Uniondale HERS Rater - HERS Rater required for plans review for new builds: 40 Cruickshank	2500	2500		2500	2500
Utilities	500	-		0	500		0	0
Taxes	0			0	0		0	0
Insurance/ Title Search/ Title Insurance	2000	2,000	Title Search and Insurance	2000	2000		0	0
Training	3000	3,000		0	0		3000	3000
Misc.	1500	1,500	Marketing for new projects	500	500	Marketing for new projects	500	500
		-						
Expected Sales/Dispositions	7	(\$946,000)	Anticipated Sale of: 478 Uniondale Ave, Uniondale (82K); Jefferson Ave, Malvern (115K); Henry Street, Roosevelt (95k); W.Orchard, Hempstead (90K).		-191,000	Anticipated Sale of: 7 East Dewey, East Rockaway (125K) and 44 Elm (315K at 80%AMI)		-440,000
Total	1,109,600	250,000		61,300	(98,200)		81600	-275600

\$163,600

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	Q2 2020			Q3 2020			Q4 2020		
	Activity / Deliverable / #	Ent Funds	Total Funds	Activity / Deliverable / #	Ent Funds	Total Funds	Activity / Deliverable / #	Ent Funds	Total Funds
Administration									
Property Aquisition Costs		0	0		0	0		0	0
Outside Counsel/Accounting/Audit		5000	5000					0	5000
Staff - Executive Director (Full-Time and Benefits)		0	25000		0	25000		0	25000
Clean Out/ Demolition		0	0		0	0		0	0
Site Clearing		0	0		0	0		0	0
Construction									
	Cruikshank construction continued	101600	184400	Begin Construction on Woodbury Blvd, Woodbury Project \$75,000. Finish Construction 40 Cruickshank \$82,800.	0	157800	Woodbury construction near completion	0	324,700
Architect fees/drawings/site plans/ floor plans		0	0		0	0		0	0
Enviromental Site Aessment/ Remediation		0	0		0	0		0	0
Building Application/Zoning/ permit fees		0	0		0	0		0	0
Development Consulting	LEED consulting/ site selection and evaluaton/ contractor and sub-contractors qualification/ bid packaging/ development schedule for the other properties.	0	0		0	0		0	0
Property Securing		0	0		0	0		0	0
Maintenance/Landscaping/Snow Removal		0	0		0	0		0	0
Professional Fees - Survey/ Appraisal Fees/Broker Fees		0	0		0	0		0	0
Utilities		0	0		0	0		0	0
Taxes		0	0		0	0		0	0
Insurance/ Title Search/ Title Insurance		0	0		0	0		0	0
Training		0	0		0	0		0	0
Misc.	Marketing for new projects and Newsday Ads.	500	500		0	0		0	0
Expected Sales/Dispositions				Sale of 40 Cruickshank (315K at 80% AMI)		-315,000			
Total		107100	214900		0	-132200		0	354700

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	Q1 2021			Activity / Deliverable / #	Ent Funds	Total Funds	Activity / Deliverable / #	Ent Funds	Total Funds	Activity / Deliverable / #	Ent Funds	Total Funds
	Activity / Deliverable / #	Ent Funds	Total Funds									
Administration												
Property Aquisition Costs												
Outside Counsel/Accounting/Audit												
Staff - Executive Director (Full-Time and Benefits)												
Clean Out/ Demolition												
Site Clearing												
Construction	Woodbury completion		100000									
Architect fees/drawings/site plans/ floor plans												
Enviromental Site Aessment/ Remediation												
Building Application/Zoning/ permit fees												
Development Consulting												
Property Securing												
Maintenance/Landscaping/Snow Removal												
Professional Fees - Survey/ Appraisal Fees/Broker Fees												
Utilities												
Taxes												
Insurance/ Title Search/ Title Insurance												
Training												
Misc.												
Expected Sales/Dispositions												
		0	100000		0	0		0	0		0	0