“Never before have the stars been aligned. This project epitomizes my vision for a real live-work-play district at the Hub and will transform the landscape of Nassau County.”

-County Executive Laura Curran
After 20 Years: A Framework for Action

BSE + RXR
We now have the winning combination to unlock the Hub’s potential – BSE, our current Coliseum tenant, and their joint venture partner RXR Realty

Lease Amendment & DPA
- Create a framework for action by the development team
- Ensure prompt negotiation on key items including financial terms with the County, community benefits, and labor agreements
County/NEC Lease for Hub Site

March 2013

County RFP for Nassau Hub Development

RFP included as a project objective the potential development of any excess parking areas

October 2013

County and NEC sign 49-year lease

Includes future development rights on the Hub Site (Section 54)
County and Tenant agree to cooperate on development of parking areas not necessary for operation of Coliseum

Tenant right to propose development plan to County

Process for good faith negotiations and approval by the Legislature
Parallel Tracks: Spring 2018

Coliseum Tenant NEC (BSE Global) Meetings with Potential Development Partners

CE Hub Advisory Committee

Legislative Hearing on the Hub

Hub RFEI
Hub RFEI: What County Asked For

“Light touch” process rather than full RFP, to cast a wide net for Hub Ideas

Required only a 10-page, high-level summary of firm qualifications and thoughts on the Hub

Highlighted need for transformational plan to draw down State funding for structured parking

Clearly outlined BSE Site Lease
Hub RFEI: What County Received

8 Mixed-Use Development Proposals

9 More Narrow Proposals (engineering, housing, retail, commercial firms)

- Several respondents indicated they had discussions with BSE
- Process generated discussions, possible partnerships, consistent theme of live-work-play district
Parallel Tracks Meet – August 2018

8/17 - RXR Realty submits RFEI response outlining joint venture with BSE to develop comprehensive plan

8/22 - BSE formally notifies County of its plan to exercise Section 54 development rights in partnership with RXR
Kick-Starting Development: Phase One

Overview

Developer Deadlines
BSE/RXR Team must meet key development deadlines over a 24-36 month period (2 years plus two additional 6-month extensions available under certain conditions)

Ongoing Negotiations
Negotiations in earnest on financial terms, community benefits, labor agreements

Legislative Approvals
Legislative approval required prior to any construction
Critical Path to Shovels in the Ground

Step 1
Legislative Approval of Development Plan Agreement

Step 2
BSE/RXR to Prepare Transformative Development Plan
• Secure ESD parking garage funds
• Prepare CMP & Site Plan
• Secure Town Approvals

Step 3
County & BSE/RXR to Negotiate and Seek Approvals
• Financial terms and disposition agreements
• Review and approval by County Legislature

Step 4
Development Team Commences Construction
• Parking structure(s)
• Building(s) associated with transformative development
Future Development: Illustrative Path

**Step 1**
Proposal by Developers
- County review to ensure consistent with overall Hub vision

**Step 2**
Developers to Town
- Seek approval for Amended CMP & Site Plan from the Town

**Step 3**
County and Developers
- Negotiate financial terms and disposition agreements
- Seek approvals from County Legislature

**Step 4**
Developers Commence Construction
- of Phase 2 and each Subsequent Phase
Other Lease Amendments

**Sports Programming**
Modifies boxing event, basketball and baseball programming requirements

**Arena Security**
Increases NEC’s responsibility for providing security for events at the Coliseum to extend to events taking place outside the arena

**Assignment of the Lease**
Extends County’s right to approve any assignment of Coliseum Lease in its sole and absolute discretion for 5 years from execution of the Second Amendment

**No Future Development Under § 54**
NEC and County agree there will be no further proposals by NEC pursuant to Section 54.1, unless DPA terminates

**Change of Control**
Grants the County’s consent to Onexim Sports and Entertainment Holding USA, Inc. succeeding to control of NEC
“The Legislature’s approval of these Hub amendments is critical to moving forward with this top-notch development team and to getting shovels in the ground at the Hub as soon as possible. “

-County Executive Laura Curran
## Funding Opportunities

<table>
<thead>
<tr>
<th>Year</th>
<th>CFA #</th>
<th>Project</th>
<th>Grant Award</th>
<th>County Required Expenditure</th>
<th>Total Project Cost</th>
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<tbody>
<tr>
<td>2013</td>
<td>19867</td>
<td>Planning and/or infrastructure expenditures relating to Hub</td>
<td>$500,000</td>
<td>$250,000</td>
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<td>2014</td>
<td>32378</td>
<td>Planning Study - recommend land uses for Hub, parking, infrastructure planning</td>
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<td>2015/16</td>
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<td>Hub Infrastructure construction</td>
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<td>2016/17</td>
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<td>Hub Pedestrian Bridges (3)</td>
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<tr>
<td>2016/17</td>
<td>N/A (Not CFA)</td>
<td>Hub Parking Garage</td>
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