



HOFSTRA
UNIVERSITY.

STUART RABINOWITZ, PRESIDENT

December 20, 2005

Hon. Thomas R. Suozzi
Nassau County Executive
One West Street
Mineola, New York 11501

Re: Nassau Coliseum Hub Development

Dear County Executive Suozzi:

I am writing on behalf of Hofstra University, the property owner directly adjacent to the Nassau Coliseum site, and thus directly affected by the various proposals for the development and redevelopment of the Nassau Hub area. The impact upon the adjacent Hofstra community – more than 15,000 undergraduate and graduate students, faculty, administration and staff – is significant, and we believe that any development should and must consider the effect upon Hofstra University. We also thought it important to offer our views while you consider and review the various pending proposals, and we take this opportunity to offer our comments. We remain available to answer any questions that you or the County Legislature might have about our views.

One of the proposals creates an attractive “university town” that is very compatible and complementary to our existing University campus. We believe that Sterling Equities, New York Mets Development Corporation and the Blumenfeld Development Group (“SE/BDG Proposal”) offer a comprehensive development with amenities that are attractive to our students, faculty, administration and staff.

Based upon our review of the SE/BDG Proposal, and the presentation made by their development team, the proposal includes a state-of-the-art sports and entertainment center, including a minor league baseball stadium; entertainment, retail, restaurant and other amusement uses; residential housing; and some office development. This mix of uses, including first class, state-of-the-art facilities, is extremely compatible with our existing campus development.

During a briefing on the proposal with the SE/BDG development team, Hofstra was also told that a pedestrian bridge would be built over Earl Ovington Boulevard on the west side of the Coliseum property, providing our students and community easy access to the “Life Style” section of the proposed development. Bringing recreational, entertainment and housing opportunities to our students in a nearby location would be mutually beneficial. Besides providing visitors to the development complex, our students would also become more integrated into the local community.

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The residential development will offer great opportunities to our faculty, administration and students. At present, Hofstra houses more than 4,200 students in on-campus University housing, and our need is expanding each year as a greater percentage of our students come from outside New York State. Our on-campus housing does not meet this increasing need. We also want to provide attractive housing options to our students, particularly our graduate students who seek to live nearby but off campus. In addition, new Hofstra faculty and administrators are always looking for affordable housing near our campus. In order to attract and keep our highly trained professionals, we need to address this issue. Entry level "transitional" housing in particular is needed. In addition to providing housing to address these issues, SE/BDG have also offered to dedicate portions of their proposed housing specifically for University-related purposes.

The proposal for a minor league baseball stadium also offers exciting possibilities for our students and our sports teams. The developers have stated that Hofstra's NCAA Division I baseball team would be able to use the stadium and that it will also be available for other recreational uses. A nearby outdoor baseball stadium is obviously compatible with Hofstra's existing athletic facilities and outdoor recreational uses. The opportunity for student internships is also attractive to us.

The SE/BDG Proposal also commits substantial funds to renovate the Nassau Coliseum and to build modern parking structures. A modern, redesigned Coliseum would allow the Islanders to continue playing their home games at the facility, which is consistent with the County's objectives for the site.

We also understand that the SE/BDG Proposal will generate substantial real property and sales taxes for local government. Further, the developers have committed that none of the proposed structures will exceed the building height in the surrounding area. The SE/BDC plan is also compatible with the proposed Nassau County monorail system. In short, the SE/BDC Proposal addresses the County's stated objectives for the development of the site, offers an exciting mix of uses, and is proposed by a very experienced team of real estate and sports professionals. We believe that this Proposal offers a unique opportunity for the development of this important site.

We appreciate the SE/BDG team's outreach to Hofstra, and their recognition that the Hub development impacts directly upon our campus. We appreciated the opportunity to review and comment upon their plans at this early stage. The 240-acre Hofstra campus is home to more than 13,000 students and over 2,000 employees. There are 113 campus buildings, including traditional classrooms, libraries, theaters, residence halls, dining areas and a museum. Campus operations are 24/7 every day of the year. Leading economist Dr. Irwin Kellner has estimated our impact on the local economy at over \$1.5 billion annually. Hofstra thus has a real stake in the proposed major development of property abutting our campus. We also have a history of working with our surrounding community when we plan new facilities at our campus, and we value the views of our neighbors. We thus firmly believe that any development must take into account the impact upon our campus community as well as upon the surrounding communities. Based on the information presented to us, we believe that the SE/BDG

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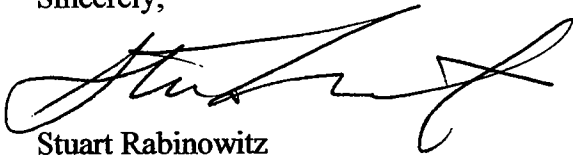
Proposal presents a comprehensive and thoughtful plan that will benefit Nassau County, the areas surrounding the Nassau Hub, and the Hofstra University community.

I also want to note that the Polimeni Group also presented its development proposal to us and solicited our comments. There is much compatibility with the residential and entertainment components of that proposal, but we recognize that the key to Mr. Polimeni's proposal is the relocation of all Nassau County governmental offices to the site. If the County chooses to move in that direction, we are confident that Mr. Polimeni will consider and include Hofstra's views as his plans are finalized.

Although the latest plan proposed by Charles Wang and the Reckson organization has not been presented to us, we believe that aspects of that plan are also compatible with our campus. In short, we look forward to working with the ultimate developer of this important site in order to ensure that our needs are addressed.

Thank you for this opportunity to comment upon the pending proposals.

Sincerely,



Stuart Rabinowitz

SR/idf

cc: Hon. Judith A. Jacobs
Presiding Officer

Hon. Peter J. Schmitt
Minority Leader