

**INFORMATIONAL UPDATE IN CONNECTION WITH NASSAU COUNTY'S
RFP # CE0812-0557 ENTITLED "REQUEST FOR PROPOSALS FOR THE
REDEVELOPMENT OF THE NASSAU VETERANS MEMORIAL COLISEUM SITE"**

NOTICE OF RESCHEDULED PUBLIC MEETING

Notice is hereby given that the public meeting in connection with this RFP and the redevelopment of the Coliseum site has been rescheduled. The new time for the public meeting is Thursday, November 10, 2005, from 4:00 p.m. to 9:00 p.m. at One West Street, Mineola, New York 11501 on the fifth floor. At the public meeting each team of developers who has responded to this RFP, as well as the Lighthouse Development Group which previously negotiated a proposed lease for disposition of the site, will present to the Nassau County Evaluation Team, including consultants and the Advisory Panel, its concept for the redevelopment of the Coliseum site. Members of the Nassau County Legislature, the public, and the press are invited to attend the public meeting and hear the developers' presentations. Each Development Team has been asked to prepare a thirty (30) minute presentation and the County Evaluation Team, including consultants and the Advisory Panel, will have thirty (30) minutes for questions.

The following is the schedule of presentations.

4:00 p.m. – The Engel Burman Group

5:15 p.m. – Coliseum Redevelopment Group (Sterling Equities/Blumenfeld/NY Mets)

6:30 p.m. – Lighthouse Development Group, LLC

7:45 p.m. – Polimeni International, LLC

**NOTICE OF OPPORTUNITY FOR THE PUBLIC TO
SUBMIT COMMENTS OR QUESTIONS**

Notice is hereby given that, as part of the review process in connection with this RFP and the redevelopment of the Coliseum site, the public is invited to submit comments or questions with regard to the proposed redevelopment of the Coliseum site. Any such comments or questions must be submitted in writing by November 18, 2005 via (i) email to Mr. Frank Ryan, Director of Purchasing at fryan2@nassaucountyny.gov; or (ii) regular mail to Mr. Frank Ryan, Director of Purchasing, 240 Old Country Road, Suite 307, Mineola, New York 11501.

**NOTICE OF CLARIFICATION QUESTIONS ISSUED TO
LIGHTHOUSE DEVELOPMENT GROUP, LLC**

The following questions were issued to Lighthouse Development Group, LLC. Responses will be posted on the Nassau County website.

PART 1: GENERAL CLARIFICATION QUESTIONS

- 1) **PROGRAM:** Please provide detailed program information for each use. For residential, retail, commercial office, and other uses please describe:
 - a. Total square footage by type
 - b. Total number of buildings by type
 - c. Expected tenancy (by type of business, family size, etc)
 - d. Expected rent/sales price per square foot
 - e. Expected absorption and occupancy rates at stabilization
 - f. Schedule for commencement, completion, and occupancy of development
 - g. Unit mix for residential, and estimated size of retail tenancies
 - h. Total number of workforce housing units, expected subsidy levels, and anticipated income requirements.

- 2) **PROPERTY VALUE:** Please provide detailed information about the value of the developed property, including but not limited to:
 - a. Sales per Square Foot for Condominiums
 - b. Rental price per Square Foot for Rentals
 - c. Average Sales Price by Size of Unit
 - d. Annual sales per square foot for retail space
 - e. Estimated Average Daily Room Rate (ADR) if applicable

- 3) **PARKING:** Please provide a parking program for your development, indicating in detail the number of parking spaces and the type of parking (e.g., Deck, Surface, Underground) you plan to build at the site.
 - a. How will that parking be allocated, or will it be shared by all facilities at the site?

- 4) **ZONING:** Please outline the relationship between your proposal and existing local zoning regulations. Discuss any variation from “as-of-right” zoning in terms of height, bulk, use, parking regulations, and other issues.
 - a. Explain a strategy to secure local land use approvals.

- 5) **SCHEDULE:** Please provide a detailed schedule of the pre-development, construction, and development phases of your proposal. Include your estimates of the timing of any approvals,

payments to and from the County, and any key “trigger” events to payments for leases and/or other items.

6) **PAYMENTS AND GUARANTEES.**

- a. What contingencies or conditions, if any, are tied to any lease payments and/or donations of land to the County?
- b. What guarantees (if any) will you provide in the event you are unable to secure approvals or financing, or otherwise do not complete any aspect of this project by stated deadlines?

PART 2: QUESTIONS SPECIFIC TO INDIVIDUAL PROPOSERS

Questions Specific to Lighthouse Proposal

1) **OFFICE SPACE**

- a. How will your plans for office development and parking for the site be impacted by the recent partnership with Reckson and the ability to coordinate your planning with an adjacent land owner?
- b. Your proposal provides for The Sport Technology Center, a facility to house various companies and service providers related to sports medicine, new products and therapies, and related issues. Please provide greater detail on this concept.

2) **HOTEL/CONVENTION CENTER**

- a. Your proposal provides for a five-star hotel at the base of the Lighthouse structure that will be enhanced by Sky Condominiums higher up in the building. Please provide additional information about the hotel and sky condominiums.
- b. Your proposal includes a new conference center that will connect to the Exhibition Hall. Please provide more information on the proposed exhibition hall and conference center. Include, if possible, the proposed target market and type of events which would be held. Also, is the new exhibition hall intended to replace the existing exhibition space?

3) **FITNESS CENTER**

- a. Your proposal includes a Fitness Center and four NHL-size rinks that will be available for tournaments and the community. Please provide additional information about public access and fees.

4) **COLISEUM RENOVATION**

- a. In the proposed lease, \$150 million was identified for Coliseum renovation, parking, and other ancillary improvements. Please provide additional information on how this amount would be allocated among these categories.
- b. Please provide information on how the Coliseum venue will be managed to ensure maximum event activity.

- c. Describe in greater detail your plan for renovating the Coliseum concurrent with its ongoing operation. How will this affect the Islanders? How will it affect other concerts, sports, and other events in the building?

Updates: *The Nassau County website at www.nassaucountyny.gov will be the primary source of information and updates regarding all questions, inquiries and assertions.*

Dated: October 27, 2005