



E-25-18

NIFS ID:CLAS18000002 Department: Assessment

Capital: X

SERVICE: Systematic Review Amendment

Contract ID #:CFAS15000003

NIFS Entry Date: 14-FEB-18

Term: from 01-MAR-18 to 31-DEC-18

Amendment
Time Extension: X
Addl. Funds:X
Blanket Resolution:
RES#

1) Mandated Program:	N
2) Comptroller Approval Form Attached:	Y
3) CSEA Agmt. § 32 Compliance Attached:	N
4) Vendor Ownership & Mgmt. Disclosure Attached:	Y
5) Insurance Required	Y

Vendor Info:	
Name: Michael Haberman Associates	Vendor ID#: 112510480
Address: 125 Front Street Mineola, NY 115801	Contact Person: Michael Haberman
	Phone: 516-739-8080

Department:
Contact Name: Steve Corte
Address: 240 Old Country Road Mineola, NY 11501
Phone: 516-571-3432

RECEIVED
NASSAU COUNTY
CLERK OF THE CLERK
2018 FEB 16 P 2:40

Routing Slip

Department	NIFS Entry: X	16-FEB-18 -- JDAVIS
Department	NIFS Approval: X	16-FEB-18 -- JDAVIS
DPW	Capital Fund Approved:	
OMB	NIFA Approval: X	16-FEB-18 -- APERSICH
OMB	NIFS Approval: X	16-FEB-18 -- JNOGID
County Atty.	Insurance Verification: X	16-FEB-18 -- AAMATO
County Atty.	Approval to Form: X	16-FEB-18 -- DGREGWARE
Dep. CE	Approval: X	16-FEB-18 -- MPAGE

Leg. Affairs	Approval/Review: X	16-FEB-18 -- MREYNOLDS
Legislature	Approval:	
Comptroller	NIFS Approval:	
NIFA	NIFA Approval:	

Contract Summary

Purpose: The broken and unequal assessment system in Nassau County has not only impacted the residents of Nassau County, but also affects the County's ability to stabilize its finances and balance its budget. Due to the freezing of the tax rolls by the previous administration in 2011 to an assessment system that had not been updated since 2009, Nassau County has not provided a fair and accurate assessment in almost a decade. The current administration's analysis has revealed that residential and commercial assessment challenges have shifted the tax burden by \$1.7 billion over the past seven years. Those with the ability to annually grieve their property assessment benefit from the broken system, and those that do not watch their taxes artificially rise. The County has been forced to settle a massive number of tax grievances due to the outdated assessment roll.

Michael Haberman Associates, Inc. and Standard Valuation Services (collectively, "Contractors") had previously been retained by the County to complete a systematic review of the County's assessment system. This has been a good start; however, more work needs to be done. To fix this broken system, the Department of Assessment must be able to provide fair and accurate assessments in compliance with all applicable standards and best practices, including a review by the New York State Office of Real Property Tax Services. Therefore, the County now desires to engage these Contractors to assist the County in producing updated market values that can be utilized for the January 1, 2019 tentative assessment roll. The only way to continue this work in a timely fashion is to amend these contracts.

Method of Procurement: The contract was originally executed by Nassau County on November 24, 2015. This is an amendment to the original contract. The original contract authorized the Contractor to perform a systematic review of the County's assessment system for class 2 and class 4 parcels. In accordance with Section 3(a)(4) of the original contract, the scope of services is being amended and expanded to assist the County in producing market values for class 2 and class 4 parcels for the January 1, 2019 tentative assessment roll. This is a logical extension of the original contracted services since the Contractor will be using their previously completed systematic review to perform additional maintenance of the systematic review program to produce market values for the tentative roll. Also, the fees charged under this amendment are consistent with the fees charged under the original contract.

Procurement History: The original contract was entered into after a written request for proposals was issued on May 18, 2015. Potential proposers were made aware of the availability of the RFP by newspaper advertisement and posting on website. Proposals were due on June 8, 2015. Three proposals were received and evaluated. The evaluation committee consisted of: Steven Corte, Deputy Assessor; Anthony Arcuri, Real Property Appraiser-Arbitrator Supervisor; Mary Brower, Real Property Appraising-Assessing Supervisor; Randy Yunker, Community Service Representative; and Michael Antic, Real Property Appraising-Assessing Supervisor II. The proposals were scored and ranked. As a result of the scoring and ranking, the two highest-ranking proposers were selected by property class.

Description of General Provisions: The Contractor shall perform the following services to assist the County in producing market values that can be utilized for the January 1, 2019 tentative assessment roll: (1) maintenance of the systematic review program; and (2)

review of the market values.

Impact on Funding / Price Analysis: Funding will be from the appropriate Capital Project, pending bond ordinance approval.

Change in Contract from Prior Procurement: \$1,484,812 increase

Recommendation: (approve as submitted)

Advisement Information

BUDGET CODES	
Fund:	pwcap
Control:	cap
Resp:	97532
Object:	0003
Transaction:	
Project #:	97532
Detail:	

RENEWAL	
% Increase	
% Decrease	

FUNDING SOURCE	AMOUNT
Revenue	
Contract:	
County	\$ 0.00
Federal	\$ 0.00
State	\$ 0.00
Capital	\$ 0.00
Other	\$ 0.00
TOTAL	\$ 0.00

LINE	INDEX/OBJECT CODE	AMOUNT
	pwcapcap	\$ 1,484,812.00
		\$ 0.00
		\$ 0.00
		\$ 0.00
		\$ 0.00
		\$ 0.00
	TOTAL	\$ 1,484,812.00



Nassau County Interim Finance Authority

Contract Approval Request Form (As of January 1, 2015)

1. Vendor: Michael Haberman Associates

2. Dollar amount requiring NIFA approval: \$1484812

Amount to be encumbered: \$1484812

This is a Amendment

If new contract - \$ amount should be full amount of contract

If advisement – NIFA only needs to review if it is increasing funds above the amount previously approved by NIFA.

If amendment - \$ amount should be full amount of amendment only

3. Contract Term: 3/1/2018-12/31/2018

Has work or services on this contract commenced? N

If yes, please explain:

4. Funding Source:

General Fund (GEN)

Grant Fund (GRT)

X Capital Improvement Fund (CAP)

Other

Federal % 0

State % 0

County % 0

Is the cash available for the full amount of the contract?

N

If not, will it require a future borrowing?

Y

Has the County Legislature approved the borrowing?

N

Has NIFA approved the borrowing for this contract?

N

5. Provide a brief description (4 to 5 sentences) of the item for which this approval is requested:

The broken and unequal assessment system in Nassau County has not only impacted the residents of Nassau County, but also affects the County's ability to stabilize its finances and balance its budget. Due to the freezing of the tax rolls by the previous administration in 2011 to an assessment system that had not been updated since 2009, Nassau County has not provided a fair and accurate assessment in almost a decade. The current administration's analysis has revealed that residential and commercial assessment challenges have shifted the tax burden by \$1.7 billion over the past seven years. Those with the ability to annually grieve their property assessment benefit from the broken system, and those that do not watch their taxes artificially rise. The County has been forced to settle a massive number of tax grievances due to the outdated assessment roll.

Michael Haberman Associates, Inc. and Standard Valuation Services (collectively, "Contractors") had previously been retained by the County to complete a systematic review of the County's assessment system. This has been a good start; however, more work needs to be done. To fix this broken system, the Department of Assessment must be able to provide fair and accurate assessments in compliance with all applicable standards and best practices, including a review by the New York State Office of Real Property Tax Services. Therefore, the County now desires to engage these Contractors to assist the County in producing updated market values that can be utilized for the January 1, 2019 tentative assessment roll. The only way to continue this work in a timely fashion is to amend these contracts.

6. Has the item requested herein followed all proper procedures and thereby approved by the:

Nassau County Attorney as to form Y

Nassau County Committee and/or Legislature

Date of approval(s) and citation to the resolution where approval for this item was provided:

7. Identify all contracts (with dollar amounts) with this or an affiliated party within the prior 12 months:

Contract ID	Date	Amount

AUTHORIZATION

To the best of my knowledge, I hereby certify that the information contained in this Contract Approval Request Form and any additional information submitted in connection with this request is true and accurate and that all expenditures that will be made in reliance on this authorization are in conformance with the Nassau County Approved Budget and not in conflict with the Nassau County Multi-Year Financial Plan. I understand that NIFA will rely upon this information in its official deliberations.

APERSICH

16-FEB-18

Authenticated User

Date

COMPTROLLER'S OFFICE

To the best of my knowledge, I hereby certify that the information listed is true and accurate and is in conformance with the Nassau County Approved Budget and not in conflict with the Nassau County Multi-Year Financial Plan.

Regarding funding, please check the correct response:

☐ I certify that the funds are available to be encumbered pending NIFA approval of this contract.

If this is a capital project:

I certify that the bonding for this contract has been approved by NIFA.

Budget is available and funds have been encumbered but the project requires NIFA bonding authorization

Authenticated User

Date

NIFA

Amount being approved by NIFA:

Payment is not guaranteed for any work commenced prior to this approval.

Authenticated User

Date

NOTE: All contract submissions MUST include the County's own routing slip, current NIFS printouts for all relevant accounts and relevant Nassau County Legislature communication documents and relevant supplemental information pertaining to the item requested herein.

NIFA Contract Approval Request Form MUST be filled out in its entirety before being submitted to NIFA for review.

NIFA reserves the right to request additional information as needed.

RULES RESOLUTION NO. – 2018

A RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE
TO EXECUTE AN AMENDMENT TO A PERSONAL SERVICES
AGREEMENT BETWEEN THE COUNTY OF NASSAU, ACTING ON
BEHALF OF THE NASSAU COUNTY DEPARTMENT OF
ASSESSMENT, AND MICHAEL HABERMAN ASSOCIATES, INC.

WHEREAS, the County has negotiated an amendment to a personal services agreement with Michael Haberman Associates, Inc. to assist the County in producing market values that can be utilized for the January 1, 2019 tentative assessment roll, a copy of which is on file with the Clerk of the Legislature; now, therefore, be it

RESOLVED, that the Rules Committee of the Nassau County Legislature authorizes the County Executive to execute the said amendment to an agreement with Michael Haberman Associates, Inc.

NIFS# CLAS18000002

Jack Schnirman
Comptroller



OFFICE OF THE COMPTROLLER
240 Old Country Road
Mineola, New York 11501

**COMPTROLLER APPROVAL FORM FOR PERSONAL,
PROFESSIONAL OR HUMAN SERVICES CONTRACTS**

Attach this form along with all personal, professional or human services contracts, contract renewals, extensions and amendments.

CONTRACTOR NAME: Michael Haberman Associates, Inc.

CONTRACTOR ADDRESS: 125 Front Street, Mineola, New York 11501

FEDERAL TAX ID #: 112510480

Instructions: Please check the appropriate box ("☑") after one of the following roman numerals, and provide all the requested information.

I. ☐ The contract was awarded to the lowest, responsible bidder after advertisement for sealed bids. The contract was awarded after a request for sealed bids was published in _____ [newspaper] on _____ [date]. The sealed bids were publicly opened on _____ [date]. _____ [#] of sealed bids were received and opened.

II. ☐ The contractor was selected pursuant to a Request for Proposals.

The Contract was entered into after a written request for proposals was issued on _____ [date]. Potential proposers were made aware of the availability of the RFP by advertisement in _____ [newspaper], posting on industry websites, via email to interested parties and by publication on the County procurement website. Proposals were due on _____ [date]. _____ [state #] proposals were received and evaluated. The evaluation committee consisted of: _____

_____ (list # of persons on committee and their respective departments). The proposals were scored and ranked. As a result of the scoring and ranking, the highest-ranking proposer was selected.

III. X This is a renewal, extension or amendment of an existing contract.

The contract was originally executed by Nassau County on November 24, 2015. This is an amendment to the original contract. The original contract authorized the Contractor to perform a systematic review of the County's assessment system for class 2 and class 4 parcels. In accordance with Section 3(a)(4) of the original contract, the scope of services is being amended and expanded to assist the County in producing market values for class 2 and class 4 parcels for the January 1, 2019 tentative assessment roll. This is a logical extension of the original contracted services since the Contractor will be using their previously completed systematic review to perform additional maintenance of the systematic review program to produce market values for the tentative roll. Also, the fees charged under this amendment are consistent with the fees charged under the original contract. The original contract was entered into after a written request for proposals was issued on May 18, 2015. Potential proposers were made aware of the availability of the RFP by newspaper advertisement and posting on website. Proposals were due on June 8, 2015. Three proposals were received and evaluated. The evaluation committee consisted of: Steven Corte, Deputy Assessor; Anthony Arcuri, Real Property Appraiser-Arbitrator Supervisor; Mary Brower, Real Property Appraising-Assessing Supervisor; Randy Yunker, Community Service Representative; and Michael Antic, Real Property Appraising-Assessing Supervisor II. The proposals were scored and ranked. As a result of the scoring and ranking, the two highest-ranking proposers were selected by property class.

IV. ☐ Pursuant to Executive Order No. 1 of 1993, as amended, at least three proposals were solicited and received. The attached memorandum from the department head describes the proposals received, along with the cost of each proposal.

- ☐ A. The contract has been awarded to the proposer offering the lowest cost proposal; **OR:**
- ☐ B. The attached memorandum contains a detailed explanation as to the reason(s) why the contract was awarded to other than the lowest-cost proposer. The attachment includes a specific delineation of the unique skills and experience, the specific reasons why a proposal is deemed superior, and/or why the proposer has been judged to be able to perform more quickly than other proposers.

V. ☐ Pursuant to Executive Order No. 1 of 1993 as amended, the attached memorandum from the department head explains why the department did not obtain at least three proposals.

- ☐ A. There are only one or two providers of the services sought or less than three providers submitted proposals. The memorandum describes how the contractor was determined to be the sole source provider of the personal service needed or explains why only two proposals could be obtained. If two proposals were obtained, the memorandum explains that the contract was awarded to the lowest cost proposer, or why the selected proposer offered the higher quality proposal, the proposer's unique and special experience, skill, or expertise, or its availability to perform in the most immediate and timely manner.
- ☐ B. The memorandum explains that the contractor's selection was dictated by the terms of a federal or New York State grant, by legislation or by a court order. (Copies of the relevant documents are attached).
- ☐ C. Pursuant to General Municipal Law Section 104, the department is purchasing the services required through a New York State Office of General Services contract no. _____, and the attached memorandum explains how the purchase is within the scope of the terms of that contract.
- ☐ D. Pursuant to General Municipal Law Section 119-o, the department is purchasing the services required through an inter-municipal agreement.

VI. ☐ This is a human services contract with a not-for-profit agency for which a competitive process has not been initiated. Attached is a memorandum that explains the reasons for entering into this contract without conducting a competitive process, and details when the department intends to initiate a competitive process for the future award of these services. For any such contract, where the vendor has previously provided services to the county, attach a copy of the most recent evaluation of the vendor's performance. If the contractor has not received a satisfactory evaluation, the department must explain why the contractor should nevertheless be permitted to contract with the county.

In certain limited circumstances, conducting a competitive process and/or completing performance evaluations may not be possible because of the nature of the human services program, or because of a compelling need to continue services through the same provider. In those circumstances, attach an explanation of why a competitive process and/or performance evaluation is inapplicable.

VII. ☐ This is a public works contract for the provision of architectural, engineering or surveying services. The attached memorandum provides details of the department's compliance with Board of Supervisors' Resolution No. 928 of 1993, including its receipt and evaluation of annual Statements of Qualifications & Performance Data, and its negotiations with the most highly qualified firms.

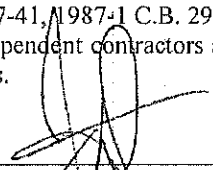
Instructions with respect to Sections VIII, IX and X: All Departments must check the box for VIII. Then, check the box for either IX or X, as applicable.

VIII. ☒ Participation of Minority Group Members and Women in Nassau County Contracts. The selected contractor has agreed that it has an obligation to utilize best efforts to hire MWBE sub-contractors. Proof of the contractual utilization of best efforts as outlined in Exhibit "EE" may be requested at any time, from time to time, by the Comptroller's Office prior to the approval of claim vouchers.

IX. ☐ Department MWBE responsibilities. To ensure compliance with MWBE requirements as outlined in Exhibit "EE", Department will require vendor to submit list of sub-contractor requirements prior to submission of the first claim voucher, for services under this contract being submitted to the Comptroller.

X. ☒ Vendor will not require any sub-contractors.

In addition, if this is a contract with an individual or with an entity that has only one or two employees: ☐ a review of the criteria set forth by the Internal Revenue Service, *Revenue Ruling No. 87-41*, 1987-1 C.B. 296, attached as Appendix A to the Comptroller's Memorandum, dated February 13, 2004, concerning independent contractors and employees indicates that the contractor would not be considered an employee for federal tax purposes.



Department Head Signature



Date

NOTE: Any information requested above, or in the exhibit below, may be included in the county's "staff summary" form in lieu of a separate memorandum.

Compt. form Pers./Prof. Services Contracts: Rev. 03/16

Exhibit A



COUNTY OF NASSAU

POLITICAL CAMPAIGN CONTRIBUTION DISCLOSURE FORM

1. Has the vendor or any corporate officers of the vendor provided campaign contributions pursuant to the New York State Election Law in (a) the period beginning April 1, 2016 and ending on the date of this disclosure, or (b), beginning April 1, 2018, the period beginning two years prior to the date of this disclosure and ending on the date of this disclosure, to the campaign committees of any of the following Nassau County elected officials or to the campaign committees of any candidates for any of the following Nassau County elected offices: the County Executive, the County Clerk, the Comptroller, the District Attorney, or any County Legislator? If yes, to what campaign committee?

Nassau County Republican Committee

11/1/16 - 1/8/18 - \$4,550

Citizens for Nicoletto - 3/23/17 - \$500

Campaign for Todd Kaminsky - 12/14/17 - \$5,000

2. VERIFICATION: This section must be signed by a principal of the consultant, contractor or Vendor authorized as a signatory of the firm for the purpose of executing Contracts.

The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

The undersigned further certifies and affirms that the contribution(s) to the campaign committees identified above were made freely and without duress, threat or any promise of a governmental benefit or in exchange for any benefit or remuneration.

Dated: 2/14/18

Vendor: Michael Haberman Associates, Inc.

Signed: [Signature]

Print Name: Michael Haberman

Title: President

Exhibit B



COUNTY OF NASSAU

LOBBYIST REGISTRATION AND DISCLOSURE FORM

1. Name, address and telephone number of lobbyist(s)/lobbying organization. The term "lobbyist" means any and every person or organization retained, employed or designated by any client to influence - or promote a matter before - Nassau County, its agencies, boards, commissions, department heads, legislators or committees, including but not limited to the Open Space and Parks Advisory Committee and Planning Commission. Such matters include, but are not limited to, requests for proposals, development or improvement of real property subject to County regulation, procurements. The term "lobbyist" does not include any officer, director, trustee, employee, counsel or agent of the County of Nassau, or State of New York, when discharging his or her official duties.

None

2. List whether and where the person/organization is registered as a lobbyist (e.g., Nassau County, New York State):

None

3. Name, address and telephone number of client(s) by whom, or on whose behalf, the lobbyist is retained, employed or designated:

None

4. Describe lobbying activity conducted, or to be conducted, in Nassau County, and identify client(s) for each activity listed. **See page 4 for a complete description of lobbying activities.**

None

5. The name of persons, organizations or governmental entities before whom the lobbyist expects to lobby:

None

6. If such lobbyist is retained or employed pursuant to a written agreement of retainer or employment, you must attach a copy of such document; and if agreement of retainer or employment is oral, attach a written statement of the substance thereof. If the written agreement of retainer or employment does not contain a signed authorization from the client by whom you have been authorized to lobby, separately attach such a written authorization from the client.

7. Has the lobbyist/lobbying organization or any of its corporate officers provided campaign contributions pursuant to the New York State Election Law in (a) the period beginning April 1, 2016 and ending on the date of this disclosure, or (b), beginning April 1, 2018, the period beginning two years prior to the date of this disclosure and ending on the date of this disclosure, to the campaign committees of any of the following Nassau County elected officials or to the campaign committees of any candidates for any of the following Nassau County elected offices: the County Executive, the County Clerk, the Comptroller, the District Attorney, or any County Legislator? If yes, to what campaign committee?

None

I understand that copies of this form will be sent to the Nassau County Department of Information Technology ("IT") to be posted on the County's website.

I also understand that upon termination of retainer, employment or designation I must give written notice to the County Attorney within thirty (30) days of termination.

VERIFICATION: The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

The undersigned further certifies and affirms that the contribution(s) to the campaign committees listed above were made freely and without duress, threat or any promise of a governmental benefit or in exchange for any benefit or remuneration.

Dated:

2/14/18

Signed:



Print Name:

Michael Haberman

Title:

President

The term lobbying shall mean any attempt to influence: any determination made by the Nassau County Legislature, or any member thereof, with respect to the introduction, passage, defeat, or substance of any local legislation or resolution; any determination by the County Executive to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the County Legislature; any determination by an elected County official or an officer or employee of the County with respect to the procurement of goods, services or construction, including the preparation of contract specifications, including by not limited to the preparation of requests for proposals, or solicitation, award or administration of a contract or with respect to the solicitation, award or administration of a grant, loan, or agreement involving the disbursement of public monies; any determination made by the County Executive, County Legislature, or by the County of Nassau, its agencies, boards, commissions, department heads or committees, including but not limited to the Open Space and Parks Advisory Committee, the Planning Commission, with respect to the zoning, use, development or improvement of real property subject to County regulation, or any agencies, boards, commissions, department heads or committees with respect to requests for proposals, bidding, procurement or contracting for services for the County; any determination made by an elected county official or an officer or employee of the county with respect to the terms of the acquisition or disposition by the county of any interest in real property, with respect to a license or permit for the use of real property of or by the county, or with respect to a franchise, concession or revocable consent; the proposal, adoption, amendment or rejection by an agency of any rule having the force and effect of law; the decision to hold, timing or outcome of any rate making proceeding before an agency; the agenda or any determination of a board or commission; any determination regarding the calendaring or scope of any legislature oversight hearing; the issuance, repeal, modification or substance of a County Executive Order; or any determination made by an elected county official or an officer or employee of the county to support or oppose any state or federal legislation, rule or regulation, including any determination made to support or oppose that is contingent on any amendment of such legislation, rule or regulation, whether or not such legislation has been formally introduced and whether or not such rule or regulation has been formally proposed.

The term "lobbying" or "lobbying activities" does not include: Persons engaged in drafting legislation, rules, regulations or rates; persons advising clients and rendering opinions on proposed legislation, rules, regulations or rates, where such professional services are not otherwise connected with legislative or executive action on such legislation or administrative action on such rules, regulations or rates; newspapers and other periodicals and radio and television stations and owners and employees thereof, provided that their activities in connection with proposed legislation, rules, regulations or rates are limited to the publication or broadcast of news items, editorials or other comment, or paid advertisements; persons who participate as witnesses, attorneys or other representatives in public rule-making or rate-making proceedings of a County agency, with respect to all participation by such persons which is part of the public record thereof and all preparation by such persons for such participation; persons who attempt to influence a County agency in an adjudicatory proceeding, as defined by § 102 of the New York State Administrative Procedure Act.

PRINCIPAL QUESTIONNAIRE FORM

All questions on these questionnaires must be answered by all officers and any individuals who hold a ten percent (10%) or greater ownership interest in the proposer. Answers typewritten or printed in ink. If you need more space to answer any question, make as many photocopies of the appropriate page(s) as necessary and attach them to the questionnaire.

COMPLETE THIS QUESTIONNAIRE CAREFULLY AND COMPLETELY. FAILURE TO SUBMIT A COMPLETE QUESTIONNAIRE MAY MEAN THAT YOUR BID OR PROPOSAL WILL BE REJECTED AS NON-RESPONSIVE AND IT WILL NOT BE CONSIDERED FOR AWARD

1. Principal Name Ronald Haberman
Date of birth 10 / 14 / 1950
Home address 4 Manchester Lane
City/state/zip Stony Brook, New York 11790
Business address 125 Front Street
City/state/zip Mineola, New York 11501
Telephone 516-739-8080
Other present address(es) _____
City/state/zip _____
Telephone _____
List of other addresses and telephone numbers attached _____
2. Positions held in submitting business and starting date of each (check all applicable)
President ____/____/____ Treasurer ____/____/____
Chairman of Board ____/____/____ Shareholder ____/____/____
Chief Exec. Officer ____/____/____ Secretary ____/____/____
Chief Financial Officer ____/____/____ Partner ____/____/____
Vice President 6 / 1 / 85 ____/____/____
(Other) _____
3. Do you have an equity interest in the business submitting the questionnaire?
YES X NO ____ If Yes, provide details. Ronald Haberman owns a 1/3 interest of the
Company.
4. Are there any outstanding loans, guarantees or any other form of security or lease or any other type of contribution made in whole or in part between you and the business submitting the questionnaire? YES ____ NO X If Yes, provide details.
5. Within the past 3 years, have you been a principal owner or officer of any business or not-for-profit organization other than the one submitting the questionnaire? YES ____ NO X; If Yes, provide details.

6. Has any governmental entity awarded any contracts to a business or organization listed in Section 5 in the past 3 years while you were a principal owner or officer? YES ____ NO X
If Yes, provide details.

NOTE: An affirmative answer is required below whether the sanction arose automatically, by operation of law, or as a result of any action taken by a government agency.
Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.

7. In the past (5) years, have you and/or any affiliated businesses or not-for-profit organizations listed in Section 5 in which you have been a principal owner or officer:
- a. Been debarred by any government agency from entering into contracts with that agency?
YES ____ NO X If Yes, provide details for each such instance.
 - b. Been declared in default and/or terminated for cause on any contract, and/or had any contracts cancelled for cause? YES ____ NO X If Yes, provide details for each such instance.
 - c. Been denied the award of a contract and/or the opportunity to bid on a contract, including, but not limited to, failure to meet pre-qualification standards? YES ____ NO X If Yes, provide details for each such instance.
 - d. Been suspended by any government agency from entering into any contract with it; and/or is any action pending that could formally debar or otherwise affect such business's ability to bid or propose on contract? YES ____ NO X If Yes, provide details for each such instance.
8. Have any of the businesses or organizations listed in response to Question 5 filed a bankruptcy petition and/or been the subject of involuntary bankruptcy proceedings during the past 7 years, and/or for any portion of the last 7 year period, been in a state of bankruptcy as a result of bankruptcy proceedings initiated more than 7 years ago and/or is any such business now the subject of any pending bankruptcy proceedings, whenever initiated? If 'Yes', provide details for each such instance. (Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.)
- a) Is there any felony charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - b) Is there any misdemeanor charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - c) Is there any administrative charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - d) In the past 10 years, have you been convicted, after trial or by plea, of any felony, or of any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? YES ____ NO X If Yes, provide details for each such conviction.

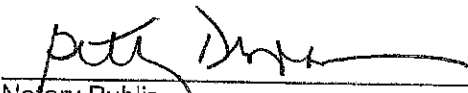
- e) In the past 5 years, have you been convicted, after trial or by plea, of a misdemeanor? YES ____ NO X If Yes, provide details for each such conviction.
- f) In the past 5 years, have you been found in violation of any administrative or statutory charges? YES ____ NO X If Yes, provide details for each such occurrence.
9. In addition to the information provided in response to the previous questions, in the past 5 years, have you been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency and/or the subject of an investigation where such investigation was related to activities performed at, for, or on behalf of the submitting business entity and/or an affiliated business listed in response to Question 5? YES ____ NO X If Yes, provide details for each such investigation.
10. In addition to the information provided, in the past 5 years has any business or organization listed in response to Question 5, been the subject of a criminal investigation and/or a civil anti-trust investigation and/or any other type of investigation by any government agency, including but not limited to federal, state, and local regulatory agencies while you were a principal owner or officer? YES ____ NO X If Yes; provide details for each such investigation.
11. In the past 5 years, have you or this business, or any other affiliated business listed in response to Question 5 had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? YES ____ NO X If Yes; provide details for each such instance.
12. For the past 5 tax years, have you failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? YES ____ NO X If Yes, provide details for each such year.

CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

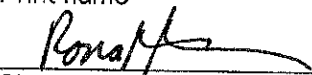
I, Ronald Haberman, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this 14 day of February 2018


Notary Public

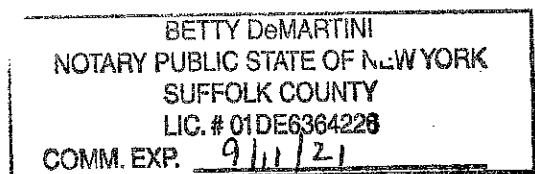
Michael Haberman Associates, Inc.
Name of submitting business

Ronald Haberman
Print name


Signature

Vice President
Title

2, 14, 18
Date



PRINCIPAL QUESTIONNAIRE FORM

All questions on these questionnaires must be answered by all officers and any individuals who hold a ten percent (10%) or greater ownership interest in the proposer. Answers typewritten or printed in ink. If you need more space to answer any question, make as many photocopies of the appropriate page(s) as necessary and attach them to the questionnaire.

COMPLETE THIS QUESTIONNAIRE CAREFULLY AND COMPLETELY. FAILURE TO SUBMIT A COMPLETE QUESTIONNAIRE MAY MEAN THAT YOUR BID OR PROPOSAL WILL BE REJECTED AS NON-RESPONSIVE AND IT WILL NOT BE CONSIDERED FOR AWARD

1. Principal Name Michael Haberman
Date of birth 12 / 10 / 1943
Home address 1070 Links Road
City/state/zip Woodmere, New York 11598
Business address 125 Front Street
City/state/zip Mineola, New York 11501
Telephone 516-739-8080
Other present address(es) None
City/state/zip _____
Telephone _____
List of other addresses and telephone numbers attached _____
2. Positions held in submitting business and starting date of each (check all applicable)
President 6 / 1 / 79 Treasurer 10 / 1 / 70
Chairman of Board _____/_____/____ Shareholder _____/_____/____
Chief Exec. Officer _____/_____/____ Secretary _____/_____/____
Chief Financial Officer _____/_____/____ Partner 2 / 1 / 76
Vice President 2 / 1 / 76 _____/_____/____
(Other) _____
3. Do you have an equity interest in the business submitting the questionnaire?
YES X NO ____ If Yes, provide details. Michael Haberman owns a 1/3 interest of the
Company.
4. Are there any outstanding loans, guarantees or any other form of security or lease or any other type of contribution made in whole or in part between you and the business submitting the questionnaire? YES ____ NO X If Yes, provide details.
5. Within the past 3 years, have you been a principal owner or officer of any business or not-for-profit organization other than the one submitting the questionnaire? YES ____ NO X; If Yes, provide details.

6. Has any governmental entity awarded any contracts to a business or organization listed in Section 5 in the past 3 years while you were a principal owner or officer? YES ____ NO X
If Yes, provide details.

NOTE: An affirmative answer is required below whether the sanction arose automatically, by operation of law, or as a result of any action taken by a government agency.
Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.

7. In the past (5) years, have you and/or any affiliated businesses or not-for-profit organizations listed in Section 5 in which you have been a principal owner or officer:
- a. Been debarred by any government agency from entering into contracts with that agency?
YES ____ NO X If Yes, provide details for each such instance.
 - b. Been declared in default and/or terminated for cause on any contract, and/or had any contracts cancelled for cause? YES ____ NO X If Yes, provide details for each such instance.
 - c. Been denied the award of a contract and/or the opportunity to bid on a contract, including, but not limited to, failure to meet pre-qualification standards? YES ____ NO X If Yes, provide details for each such instance.
 - d. Been suspended by any government agency from entering into any contract with it; and/or is any action pending that could formally debar or otherwise affect such business's ability to bid or propose on contract? YES ____ NO X If Yes, provide details for each such instance.
8. Have any of the businesses or organizations listed in response to Question 5 filed a bankruptcy petition and/or been the subject of involuntary bankruptcy proceedings during the past 7 years, and/or for any portion of the last 7 year period, been in a state of bankruptcy as a result of bankruptcy proceedings initiated more than 7 years ago and/or is any such business now the subject of any pending bankruptcy proceedings, whenever initiated? If 'Yes', provide details for each such instance. (Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.) Not applicable
- a) Is there any felony charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - b) Is there any misdemeanor charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - c) Is there any administrative charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - d) In the past 10 years, have you been convicted, after trial or by plea, of any felony, or of any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? YES ____ NO X If Yes, provide details for each such conviction.

- e) In the past 5 years, have you been convicted, after trial or by plea, of a misdemeanor? YES ____ NO X If Yes, provide details for each such conviction.
- f) In the past 5 years, have you been found in violation of any administrative or statutory charges? YES ____ NO X If Yes, provide details for each such occurrence.
9. In addition to the information provided in response to the previous questions, in the past 5 years, have you been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency and/or the subject of an investigation where such investigation was related to activities performed at, for, or on behalf of the submitting business entity and/or an affiliated business listed in response to Question 5? YES ____ NO X If Yes, provide details for each such investigation.
10. In addition to the information provided, in the past 5 years has any business or organization listed in response to Question 5, been the subject of a criminal investigation and/or a civil anti-trust investigation and/or any other type of investigation by any government agency, including but not limited to federal, state, and local regulatory agencies while you were a principal owner or officer? YES ____ NO X If Yes; provide details for each such investigation.
11. In the past 5 years, have you or this business, or any other affiliated business listed in response to Question 5 had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? YES ____ NO X If Yes; provide details for each such instance.
12. For the past 5 tax years, have you failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? YES ____ NO X If Yes, provide details for each such year.

CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, Michael Haberman, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this 14 day of February 2018

Betty DeMartini
Notary Public

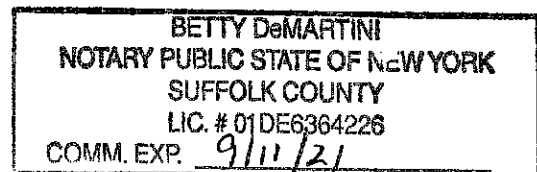
Michael Haberman Associates, Inc.
Name of submitting business

Michael Haberman
Print name

[Signature]
Signature

President
Title

2, 14, 18
Date



PRINCIPAL QUESTIONNAIRE FORM

All questions on these questionnaires must be answered by all officers and any individuals who hold a ten percent (10%) or greater ownership interest in the proposer. Answers typewritten or printed in ink. If you need more space to answer any question, make as many photocopies of the appropriate page(s) as necessary and attach them to the questionnaire.

COMPLETE THIS QUESTIONNAIRE CAREFULLY AND COMPLETELY. FAILURE TO SUBMIT A COMPLETE QUESTIONNAIRE MAY MEAN THAT YOUR BID OR PROPOSAL WILL BE REJECTED AS NON-RESPONSIVE AND IT WILL NOT BE CONSIDERED FOR AWARD

1. Principal Name Thomas Donato
Date of birth 1 / 1 / 1956
Home address 2470 Grand Avenue
City/state/zip Bellmore, New York 11710
Business address 125 Front Street
City/state/zip Mineola, New York 11501
Telephone 516-739-8080
Other present address(es) _____
City/state/zip _____
Telephone _____
List of other addresses and telephone numbers attached _____
2. Positions held in submitting business and starting date of each (check all applicable)
President ____/____/____ Treasurer ____/____/____
Chairman of Board ____/____/____ Shareholder ____/____/____
Chief Exec. Officer ____/____/____ Secretary ____/____/____
Chief Financial Officer ____/____/____ Partner ____/____/____
Vice President 10 / 1 / 16 ____/____/____
(Other) _____
3. Do you have an equity interest in the business submitting the questionnaire?
YES X NO ____ If Yes, provide details. Thomas Donato owns a 1/3 interest of the
Company
4. Are there any outstanding loans, guarantees or any other form of security or lease or any other type of contribution made in whole or in part between you and the business submitting the questionnaire? YES ____ NO X If Yes, provide details.
5. Within the past 3 years, have you been a principal owner or officer of any business or not-for-profit organization other than the one submitting the questionnaire? YES ____ NO X;
If Yes, provide details.

6. Has any governmental entity awarded any contracts to a business or organization listed in Section 5 in the past 3 years while you were a principal owner or officer? YES ____ NO X
If Yes, provide details. Not applicable.

NOTE: An affirmative answer is required below whether the sanction arose automatically, by operation of law, or as a result of any action taken by a government agency.
Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.

7. In the past (5) years, have you and/or any affiliated businesses or not-for-profit organizations listed in Section 5 in which you have been a principal owner or officer:
- a. Been debarred by any government agency from entering into contracts with that agency?
YES ____ NO X If Yes, provide details for each such instance.
 - b. Been declared in default and/or terminated for cause on any contract, and/or had any contracts cancelled for cause? YES ____ NO X If Yes, provide details for each such instance.
 - c. Been denied the award of a contract and/or the opportunity to bid on a contract, including, but not limited to, failure to meet pre-qualification standards? YES ____ NO X If Yes, provide details for each such instance.
 - d. Been suspended by any government agency from entering into any contract with it; and/or is any action pending that could formally debar or otherwise affect such business's ability to bid or propose on contract? YES ____ NO X If Yes, provide details for each such instance.
8. Have any of the businesses or organizations listed in response to Question 5 filed a bankruptcy petition and/or been the subject of involuntary bankruptcy proceedings during the past 7 years, and/or for any portion of the last 7 year period, been in a state of bankruptcy as a result of bankruptcy proceedings initiated more than 7 years ago and/or is any such business now the subject of any pending bankruptcy proceedings, whenever initiated? If 'Yes', provide details for each such instance. (Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.)
- a) Is there any felony charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - b) Is there any misdemeanor charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - c) Is there any administrative charge pending against you? YES ____ NO X If Yes, provide details for each such charge.
 - d) In the past 10 years, have you been convicted, after trial or by plea, of any felony, or of any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? YES ____ NO X If Yes, provide details for each such conviction.

- e) In the past 5 years, have you been convicted, after trial or by plea, of a misdemeanor?
YES ____ NO X If Yes, provide details for each such conviction.
- f) In the past 5 years, have you been found in violation of any administrative or statutory charges? YES ____ NO X If Yes, provide details for each such occurrence.
9. In addition to the information provided in response to the previous questions, in the past 5 years, have you been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency and/or the subject of an investigation where such investigation was related to activities performed at, for, or on behalf of the submitting business entity and/or an affiliated business listed in response to Question 5? YES ____ NO X If Yes, provide details for each such investigation.
10. In addition to the information provided, in the past 5 years has any business or organization listed in response to Question 5, been the subject of a criminal investigation and/or a civil anti-trust investigation and/or any other type of investigation by any government agency, including but not limited to federal, state, and local regulatory agencies while you were a principal owner or officer? YES ____ NO X If Yes; provide details for each such investigation.
11. In the past 5 years, have you or this business, or any other affiliated business listed in response to Question 5 had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? YES ____ NO X If Yes; provide details for each such instance.
12. For the past 5 tax years, have you failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? YES ____ NO X If Yes, provide details for each such year.

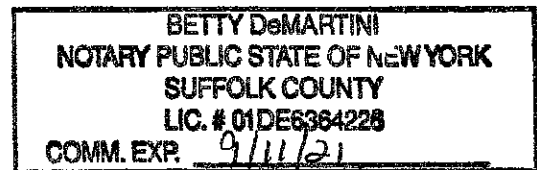
CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, Thomas Donato, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this 14 day of February 2018

Betty DeMartini
Notary Public



Michael Haberman Associates, Inc.
Name of submitting business

Thomas Donato
Print name

Thomas Donato
Signature

Vice President
Title

2, 14, 18
Date

Business History Form

The contract shall be awarded to the responsible proposer who, at the discretion of the County, taking into consideration the reliability of the proposer and the capacity of the proposer to perform the services required by the County, offers the best value to the County and who will best promote the public interest.

In addition to the submission of proposals, each proposer shall complete and submit this questionnaire. The questionnaire shall be filled out by the owner of a sole proprietorship or by an authorized representative of the firm, corporation or partnership submitting the Proposal.

NOTE: All questions require a response, even if response is "none" or "not-applicable." No blanks.

(USE ADDITIONAL SHEETS IF NECESSARY TO FULLY ANSWER THE FOLLOWING QUESTIONS).

Date: February 14, 2018

1) Proposer's Legal Name: Michael Haberman Associates, Inc.

2) Address of Place of Business: 125 Front Street, Mineola, New York 11501

List all other business addresses used within last five years: None

3) Mailing Address (if different):

Phone: (516) 739-8080

Does the business own or rent its facilities? Own

4) Dun and Bradstreet number: None

5) Federal I.D. Number: 11-2510480

6) The proposer is a (check one): Sole Proprietorship Partnership
X Corporation Other (Describe)

7) Does this business share office space, staff, or equipment expenses with any other business?

Yes No X If Yes, please provide details:

8) Does this business control one or more other businesses? Yes No X If Yes, please provide details:

- 9) Does this business have one or more affiliates, and/or is it a subsidiary of, or controlled by, any other business? Yes No X If Yes, provide details.
- 10) Has the proposer ever had a bond or surety cancelled or forfeited, or a contract with Nassau County or any other government entity terminated? Yes No X If Yes, state the name of bonding agency, (if a bond), date, amount of bond and reason for such cancellation or forfeiture: or details regarding the termination (if a contract)
- 11) Has the proposer, during the past seven years, been declared bankrupt? Yes No X If Yes, state date, court jurisdiction, amount of liabilities and amount of assets
- 12) In the past five years, has this business and/or any of its owners and/or officers and/or any affiliated business, been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency? And/or, in the past 5 years, have any owner and/or officer of any affiliated business been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency, where such investigation was related to activities performed at, for, or on behalf of an affiliated business.
Yes No X If Yes, provide details for each such investigation
- 13) In the past 5 years, has this business and/or any of its owners and/or officers and/or any affiliated business been the subject of an investigation by any government agency, including but not limited to federal, state and local regulatory agencies? And/or, in the past 5 years, has any owner and/or officer of an affiliated business been the subject of an investigation by any government agency, including but not limited to federal, state and local regulatory agencies, for matters pertaining to that individual's position at or relationship to an affiliated business.
Yes No X If Yes, provide details for each such investigation.
- 14) Has any current or former director, owner or officer or managerial employee of this business had, either before or during such person's employment, or since such employment if the charges pertained to events that allegedly occurred during the time of employment by the submitting business, and allegedly related to the conduct of that business:
- a) Any felony charge pending? Yes No X If Yes, provide details for each such charge
 - b) Any misdemeanor charge pending? Yes No X If Yes, provide details for each such charge.
 - c) In the past 10 years, you been convicted, after trial or by plea, of any felony and/or any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? Yes No X

If Yes, provide details for each such conviction

d) In the past 5 years, been convicted, after trial or by plea, of a misdemeanor? Yes No ☒ If Yes, provide details for each such conviction

e) In the past 5 years, been found in violation of any administrative, statutory, or regulatory provisions? Yes No ☒ If Yes, provide details for each such occurrence.

15) In the past (5) years, has this business or any of its owners or officers, or any other affiliated business had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? Yes No ☒ If Yes, provide details for each such instance.

16) For the past (5) tax years, has this business failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? Yes No ☒ If Yes, provide details for each such year. Provide a detailed response to all questions checked 'YES'. If you need more space, photocopy the appropriate page and attach it to the questionnaire.

Provide a detailed response to all questions checked 'YES'. If you need more space, photocopy the appropriate page and attach it to the questionnaire.

17) Conflict of Interest:

a) Please disclose any conflicts of interest as outlined below. NOTE: If no conflicts exist, please expressly state "No conflict exists."

(i) Any material financial relationships that your firm or any firm employee has that may create a conflict of interest or the appearance of a conflict of interest in acting on behalf of Nassau County.

No conflict exists

(ii) Any family relationship that any employee of your firm has with any County public servant that may create a conflict of interest or the appearance of a conflict of interest in acting on behalf of Nassau County.

No conflict exists

(iii) Any other matter that your firm believes may create a conflict of interest or the appearance of a conflict of interest in acting on behalf of Nassau County.

No conflict exists

b) Please describe any procedures your firm has, or would adopt, to assure the County that a conflict of interest would not exist for your firm in the future.

The Company has always maintained and will continue to maintain a strict policy regarding potential conflicts of interest or an appearance of a conflict of interest.

- The Company has completed revaluations of nine villages in Nassau under the certification of the Office of Real Property Tax Services and continues to handle their tax certiorari and small claims cases on an on-going basis.
- *RXR Glen Isle Mixed-use Redevelopment Project/PUD Master Development:* This case involved the appraisal of a 56 acre site to be developed with 1,515,339 sq.ft. of building improvements including rental apartment units, work force rental apartments, office, retail, marina, luxury hotel, and condominiums.
- Working closely with Senator Martins, the Senator was able to facilitate a change to New York State law providing "Advisory Appraisals" to villages during an annual reassessment. Prior to the changes, only counties and towns were eligible for these reports, requiring villages to retrieve dated data from towns and counties or maintain static values therefor preventing a village from having a fair and equitable assessment roll.
- The Company's project manager has been a member of the Real Property Tax Administration Committee (RPTC), equalization subcommittee for the past five years. He has been instrumental in writing procedures pertaining to Equalization Rates and Residential Assessment Ratios. This board position provides the Company with insight to New York State goals and procedures long before the general assessment community is aware of them.
- *420 Tenants Corp. v Nassau County:* This proceeding involved the appraisal of a cooperative apartment building within an ETPA community; the client was the Nassau County Attorney's Office. The court adopted the Company's appraisal process that derived income from economic leases within ETPA buildings, rejecting the petitioner's usage of subject property contract rentals.

viii) Copies of all state and local licenses and permits.

See immediately following.

- B. Indicate number of years in business. 48
- C. Provide any other information which would be appropriate and helpful in determining the Proposer's capacity and reliability to perform these services.

We believe that our history of providing tax assessment valuations and support to Nassau County and other municipalities for over 36 years makes us uniquely qualified to perform the valuation and support services required for this contract.

The personnel assigned to the contract will be certified or licensed real estate appraisers with at least 18 years' experience appraising property in Nassau County. The Company's president and vice-president have over 48 and 38 years and its project manager over 18 years of valuation/consulting experience respectively.

The Company has a vast body of experience and expertise covering over 36 years in providing appraisal services in connection with the defense of Tax Certiorari and Condemnation proceedings for local governments in New York. In addition to appraisal and consulting services, the Company has been providing litigation support and expert testimony in defense of its value estimates over the same period.

The Company is totally capable of providing reports that are thorough and concise, presented in a timely fashion meeting all target completion dates. Our appraisals are well planned and supported, consistent and accurate, providing defensible indications of market value across all years at issue.

The company has completed approximately 1,900 commercial appraisal assignments within Nassau County in the past ten years. Significant properties appraised have included RXR Plaza, Tree Line Franklin Avenue Plaza, Garvies Point Glen Cove Redevelopment (16 properties), Nassau University Medical Center, Roosevelt Field Mall, Belmont Raceway, sections of the Roosevelt Raceway quadrants, Triad Office Center, Garden City Center, Omni Office Center in Mitchel Field, Westbury Property Associates, and the Wyndham Condominium Complex in Garden City for example. Various types of properties appraised over the 2012 to 2016 period, for example have included trophy office complexes, automobile dealerships, condominiums and cooperative apartment developments, gasoline stations, fast food restaurants, marinas, oil terminals, asphalt and concrete batch plants, shopping centers, industrial complexes, golf and country clubs, private dwellings and vacant sites.

The Company has acted as consultant to the City of Long Beach, City of Glen Cove, numerous villages throughout the Counties of Nassau and Suffolk, various Townships in Suffolk County, and the Metropolitan Transportation Authority in the defense of Tax Certiorari and Condemnation claims and for other functions over the past 36 years where applicable.

The Company has acted as consultants to the Town of Babylon's Department of Assessment in the defense of its Class 1 Assessment Roll over the past 20 years requiring the preparation of between 3,000 and 6,000 summary appraisal reports over the past eight years. The Company has acted as consultants to the Town of Huntington's Department of Assessment in the defense of its Class I Assessment Roll over the past four years requiring the preparation of between 4,000 and 6,000 summary appraisal reports each year. The Company has attended SCAR hearings in front of judicial hearing officers and submitted all necessary support and reporting requirement documents to both town's Department of Assessment. The Company has also acted as consultants to the Towns in the defense of Tax Certiorari claims.

The Company has acted as consultant to the New York State Department of Transportation in defense of Condemnation claims within Nassau and Suffolk Counties and various NYC boroughs performing trial form valuations over the past 14 years.

The Company has acted as consultant to the County of Suffolk's Department of Public Works in defense of Condemnation claims within the County performing both project and trial form valuations over the past 14 years.

The Company maintains various systems for research purposes as aids in the valuation and consulting services it provides. These include a hard copy/digital/micro-film library, contracted services such as Real Quest, Comps. Inc., CoStar, LoopNet and the Multiple Listing Service of Long Island, and an in-house proprietary database including thousands of sale and lease abstracts. A high speed internet connection is in place and operational and the entire office staff has complete access to it.

The company's work flow is managed in a structured manner. Its implementation schedule follows its management approach starting with bi-weekly staff meetings where goals, deadlines, tracking and new projects are discussed. During the ensuing week, the principals and project manager constantly manage the appraisals being processed. One appraiser is typically the lead with additional resources available when required. Upon completion, the report goes through a formal review by one of the principals who are also actively engaged in the preparation of appraisal reports. The key to the management approach is the constant communication through the office on all projects with one appraiser helping another whenever needed, the identification of critical issues as they arise, a consistent and thorough review process and, as a result, the preparation of a valuation which is meaningful, accurate and defensible across all years under review when valuing for assessment review purposes.

All reports conform to the 2016 – 2017 Uniform Standards of Professional Appraisal Practice (USPAP) with trial reports in accordance with New York State Uniform Court Rules.

The company is located in an owner occupied two story office building in the heart of Mineola, three blocks from the Supreme Court building and a short drive to the County Attorney's and Assessment Review Commission's offices. The firm has remained in business since 1968 because of the quality of its work and its ongoing commitment to be as responsive as possible to the needs of its clients.

D. Provide names and addresses for no fewer than three references for whom the Proposer has provided similar services or who are qualified to evaluate the Proposer's capability to perform this work.

- Deputy County Assessor Steve Corte, County of Nassau, 240 Old Country Road, Mineola, NY 11501. Phone (516) 571-3587
- Mayor Timothy Tenke, City of Glen Cove, City Hall, 9 Glen Street, Glen Cove, NY 11542. Phone (516) 676-2004
- Administrator, Ralph Suozzi, Village of Garden City, 351 Stewart Avenue, Garden City, NY 11530. Phone (516) 465-4051

- Chief Deputy County Attorney Lisa LoCurto, County of Nassau, 1 West Street, Mineola, NY 11501. Phone (516) 571-3056
- Chief Real Estate Negotiator and Special Counsel, County of Nassau, Kevin C. Walsh, 1 West Street, Mineola, New York 11501. Phone (516) 571-3986
- NYS DOT Regional Appraisal Manager Nicole Zaidi, 250 Veterans Memorial Highway, Hauppauge, New York 11788. Phone (631) 952-6069
- Suffolk County Senior Appraisal Reviewer Frederick Ford, Dept. of Economic Development and Planning, 100 Veterans Memorial Highway, 2nd Floor, Hauppauge, New York 11788. Phone (631) 853-5923
- Sole Town Assessor Roger Ramme, Town of Huntington, 100 Main Street, Huntington, NY 11743. Phone (631) 351-3226
- Sole Town Assessor Joan Ball, Town of Babylon, 200 East Sunrise Highway, Lindenhurst, NY 11757. Phone (631) 957-3014
- Mayor Ralph Ekstrand, Village of Farmingdale, Village Hall, 361 Main Street, Farmingdale, NY 11735. Phone (516) 249-0093
- Administrator Kathleen L. Santelli, Village of Great Neck Estates, 4 Atwater Plaza, Great Neck, NY 11021. Phone (516) 482-8284
- Mayor Adam Hoffman, Village of Lake Success, 318 Lakeville Road, Lake Success, NY 11020. Phone (516) 482-4411
- Senator Jack Martins, Former Mayor, Village of Mineola, 155 Washington Avenue, Mineola, NY 11501. Phone (516) 746-0750
- Mayor Steven Kirschner, Village of Russell Gardens, 6 Tain Drive, Russell Gardens, NY 11021. Phone (516) 482-8246
- Administrator Bruce Kennedy, Village of Sea Cliff, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, NY 11579. Phone (516) 671-0080
- Administrator Ted Blach, Village of Westbury, 235 Lincoln Place, Westbury, NY 11590. Phone (516) 334-1700
- Mayor Edwin A. Fare, Village of Valley Stream, 123 South Central Avenue, Valley Stream, NY 11580. Phone (516) 334-1700

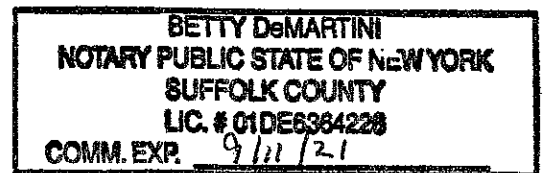
CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, Michael Haberman, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this 14 day of February 2018

Betty DeMartini
Notary Public



Name of submitting business:

Michael Haberman Associates, Inc.

By:

Michael Haberman

Print name

[Signature]

Signature

President

Title

2/14/18

Date

- A. Include a resume or detailed description of the Proposer's professional qualifications, demonstrating extensive experience in your profession. Any prior similar experiences, and the results of these experiences, must be identified. - See next pages.

Should the proposer be other than an individual, the Proposal MUST include:

- i) Date of formation: 1968
- ii) Name, addresses, and position of all persons having a financial interest in the company, including shareholders, members, general or limited partner:

Name	Address	Position
Michael Haberman	1070 Links Road Woodmere, NY 11598	President
Ronald Haberman	4 Manchester Lane Stony Brook, NY 11790	Vice-President
Thomas Donato	2470 Grand Avenue Bellmore, NY 11710	Vice-President

- iii) Name, address and position of all officers and directors of the company:

Name	Address	Position
Michael Haberman	1070 Links Road Woodmere, NY 11598	President
Ronald Haberman	4 Manchester Lane Stony Brook, NY 11790	Vice-President
Thomas Donato	2470 Grand Avenue Bellmore, NY 11710	Vice-President

- iv) State of incorporation (if applicable): New York State

- v) The number of employees in the firm: 16

- vi) Annual revenue of firm: \$1,917,888

- vii) Summary of relevant accomplishments

- The Company has acted as appraisers and consultants to the Nassau County Attorney's Office in the defense of tax certiorari claims for over 36 years. This has included the appraisal of almost every property type and complexity seen in the County. The Company has provided litigation support and expert testimony in defense of its value estimates over the same period.

Michael Haberman Associates, Inc. is a full service Real Estate Valuation firm providing professional appraisal and consulting services to government/public agencies, municipalities, corporations, businesses of all sizes, the legal and professional community, financial institutions and private persons. The company was established in 1968 and over the years has performed appraisals and related valuation services covering a wide range of intended uses.

~~~~~  
**PROFESSIONAL SERVICES PROVIDED  
FOR:**

Appraisal Review  
Assessment & Assessment Review  
Asset Management  
Cash Flow Analysis  
Condemnation  
Court Testimony & Litigation Support  
Estates & Trusts  
Foreclosure & Bankruptcy  
Gift Tax Planning  
Lending  
Matrimonial  
Proposed Development  
Reassessment  
Small Claims  
Tax Certiorari  
Zoning

~~~~~  
The principals and professional staff of Michael Haberman Associates, Inc. have extensive experience in the valuation of all types of real estate. Commercial expertise includes the valuation of shopping centers, office complexes, apartment buildings, condominium and co-op complexes, gasoline stations, country clubs and golf courses, racetracks, nursing homes, marinas and mobile home parks for example. Industrial experience includes the valuation of industrial/R&D parks including major aerospace facilities, chemical plants and oil terminals. The company has worked on behalf of the Nassau County Attorney's Office and Board of Assessment since the mid-1970's in both tax certiorari and condemnation matters. It has completed working on Nassau County's three year reassessment and annual update program as a prime sub-contractor to the Cole Layer Trumble Company (Tyler Technology). The company has completed working on the reassessment programs for the Villages of Russell Gardens, Lake Success, Mineola, Sea Cliff, Farmingdale, Westbury, Great Neck, Great Neck Estates and Williston Park. The company

recently fulfilled monitoring duties for the reassessment programs in the Towns of Greenburgh, Ossining and North Salem on behalf of the Multiple Municipal Reassessment Consortium (MMRC). In 2016 the Company was awarded a contract by Nassau County to complete a systematic review of all commercial and multi-family properties within the County, totaling over 36,000 parcels. The project is on schedule and slated to be completed in the fall of 2017.

The residential division specializes in the creation of form appraisal reports for a variety of residential properties, with particular specialization in high-end properties throughout the Long Island and New York Metropolitan region. The company has evaluated and/or appraised greater than 200,000 residential properties within Nassau and Suffolk Counties. It has been able to organize and lead outside appraisal companies in various special projects and continues to maintain an excellent professional relationship with them.

The company maintains a hard copy/digital/micro-film library and database for research purposes as an aid in valuation and consulting services it provides. The materials and services include the Multiple Listing Service of Long Island (MLS), Hudson Gateway (MLS), GeoData, Comps Inc., First American Real Estate Solutions, Loopnet Inc., and the firm's proprietary database. A high-speed DSL Internet connection is in place and operational.

The company's principals are recognized and designated with the Appraisal Institute, American Society of Appraisers, Columbia Society of Appraisers, and the Institute of Assessing Officers. Its staff consists of eight appraisers, plus administrative and clerical support personnel. An MIS administrator is on staff and is instrumental in creating and maintaining workflow, operational programs and the computer network.

UNIQUE ID NUMBER

46000004476

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control
No.

103116

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO. DAY YR
11 09 17

HABERMAN MICHAEL
C/O MICHAEL HABERMAN ASSOCIATE
125 FRONT ST
MINEOLA, NY 11501

EXPIRATION DATE

MO. DAY YR
11 08 19

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1028 (Rev. 3/01)

UNIQUE ID NUMBER
46000004499

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. 104736

PURSUANT TO THE PROVISIONS OF ARTICLE 4E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE
MO. DAY YR.
12 10 17

HABERMAN RONALD H
C/O MICHAEL HABERMAN ASSOCIATE
125 FRONT ST
MINEOLA, NY 11501

EXPIRATION DATE
MO. DAY YR.
12 09 19

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Address Withdrawal, the Department of State has received
the official seal to an automatic effect

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1000 (Rev. 9/01)

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control
No 93490

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

EFFECTIVE DATE

MO	DAY	YR
06	19	16

DONATO THOMAS
C/O MICHAEL HABERMAN ASSOCIATE
125 FRONT ST
MINEOLA, NY 11501

EXPIRATION DATE

MO	DAY	YR
06	18	18

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

UNIQUE ID NUMBER

440000041806

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control

No.

96791

PURSUANT TO THE PROVISIONS OF ARTICLE 46 OF THE
EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

EFFECTIVE DATE

MO. DAY YR.
02 03 17

KAM JILL M
C/O KAM JILL M
112 EDGEWOOD AVE
RONKONKONA, NY 11779

EXPIRATION DATE

MO. DAY YR.
02 02 19

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1008 (Rev. 3/01)

UNIQUE ID NUMBER 45000010771	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 96548
PURSUANT TO THE PROVISIONS OF ARTICLE 25 OF THE EXECUTIVE LAW AS IT RELATES TO REAL APPRAISERS.		EFFECTIVE DATE MO DAY YEAR 12 22 13
PODINATIS STELIOS S C/O PODINATIS STELIOS S 25 23 32ND ST ASTORIA, NY 11102		EXPIRATION DATE MO DAY YEAR 12 21 15
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A REAL ESTATE RESIDENTIAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROSEANA ROSADO SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		

UNIQUE ID NUMBER

480000019966

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control
No.

104245

KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO
THE PROVISIONS OF ARTICLE 26 OF THE EXECUTIVE
LAW AS IT RELATES TO REAL ESTATE APPRAISERS.

EFFECTIVE DATE

MO DAY YR
01 02 18

HABERMAN TRUDI
C/O HABERMAN TRUDI
1070 LINKS RD
WOODMERE, NY 15981

EXPIRATION DATE

MO DAY YR
01 01 20

HAS BEEN DULY LICENSED AS A
REAL ESTATE APPRAISER ASSISTANT

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1008 (Rev. 3/01)

UNIQUE ID NUMBER

48000022616

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control
No.

95196

KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO
THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE
LAW AS IT RELATES TO REAL ESTATE APPRAISERS,

STEPHENS RICHARD C
C/O STEPHENS RICHARD C
24 ROBINSON DR
BETHPAGE, NY 11714

EFFECTIVE DATE

MO. DAY YR.
08 21 16

EXPIRATION DATE

MO. DAY YR.
08 20 18

HAS BEEN DULY LICENSED AS A
REAL ESTATE APPRAISER ASSISTANT

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

UNIQUE ID NUMBER
48000050637

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. 100867

KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO
THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE
LAW AS IT RELATES TO REAL ESTATE APPRAISERS.

EFFECTIVE DATE
MO. DAY YR
06 22 17

KELLY DANIEL F
C/O DANIEL F KELLY
18 FAIROAKS LN
SMITHTOWN, NY 11787

EXPIRATION DATE
MO. DAY YR
06 21 19

HAS BEEN DULY LICENSED AS A
REAL ESTATE APPRAISER ASSISTANT

To Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1000 (Rev. 3/01)

COUNTY OF NASSAU
CONSULTANT'S, CONTRACTOR'S AND VENDOR'S DISCLOSURE FORM

1. Name of the Entity: Michael Haberman Associates, Inc.

Address: 125 Front Street

City, State and Zip Code: Mineola, New York 11501

2. Entity's Vendor Identification Number: 11-2510480

3. Type of Business: ☐ Public Corp ☐ Partnership ☐ Joint Venture

☐ Ltd. Liability Co ☒ Closely Held Corp ☐ Other (specify)

4. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, all partners and limited partners, all corporate officers, all parties of Joint Ventures, and all members and officers of limited liability companies (attach additional sheets if necessary):

Michael Haberman, 1070 Links Road, Woodmere, NY 11589

Ronald Haberman, 4 Manchester Lane, Stony Brook, NY 11790

Thomas Donato, 2470 Grand Avenue, Bellmore, NY 11710

5. List names and addresses of all shareholders, members, or partners of the firm. If the shareholder is not an individual, list the individual shareholders/partners/members. If a Publicly held Corporation, include a copy of the 10K in lieu of completing this section.

Michael Haberman, 1070 Links Road, Woodmere, NY 11589

Ronald Haberman, 4 Manchester Lane, Stony Brook, NY 11790

Thomas Donato, 2470 Grand Avenue, Bellmore, NY 11710

6. List all affiliated and related companies and their relationship to the firm entered on line 1. above (if none, enter "None"). Attach a separate disclosure form for each affiliated or subsidiary company that may take part in the performance of this contract. Such disclosure shall be updated to include affiliated or subsidiary companies not previously disclosed that participate in the performance of the contract.

None

7. List all lobbyists whose services were utilized at any stage in this matter (i.e., pre-bid, bid, post-bid, etc.). If none, enter "None." The term "lobbyist" means any and every person or organization retained, employed or designated by any client to influence - or promote a matter before - Nassau County, its agencies, boards, commissions, department heads, legislators or committees, including but not limited to the Open Space and Parks Advisory Committee and Planning Commission. Such matters include, but are not limited to, requests for proposals, development or improvement of real property subject to County regulation, procurements. The term "lobbyist" does not include any officer, director, trustee, employee, counsel or agent of the County of Nassau, or State of New York, when discharging his or her official duties.

(a) Name, title, business address and telephone number of lobbyist(s):

None

(b) Describe lobbying activity of each lobbyist. See below for a complete description of lobbying activities.

None

(c) List whether and where the person/organization is registered as a lobbyist (e.g., Nassau County, New York State):

None

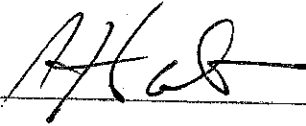
8. VERIFICATION: This section must be signed by a principal of the consultant, contractor or Vendor authorized as a signatory of the firm for the purpose of executing Contracts.

The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

Dated:

2/14/18

Signed:



Print Name: Michael Haberman

Title: President

The term lobbying shall mean any attempt to influence: any determination made by the Nassau County Legislature, or any member thereof, with respect to the introduction, passage, defeat, or substance of any local legislation or resolution; any determination by the County Executive to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the County Legislature; any determination by an elected County official or an officer or employee of the County with respect to the procurement of goods, services or construction, including the preparation of contract specifications, including by not limited to the preparation of requests for proposals, or solicitation, award or administration of a contract or with respect to the solicitation, award or administration of a grant, loan, or agreement involving the disbursement of public monies; any determination made by the County Executive, County Legislature, or by the County of Nassau, its agencies, boards, commissions, department heads or committees, including but not limited to the Open Space and Parks Advisory Committee, the Planning Commission, with respect to the zoning, use, development or improvement of real property subject to County regulation, or any agencies, boards, commissions, department heads or committees with respect to requests for proposals, bidding, procurement or contracting for services for the County; any determination made by an elected county official or an officer or employee of the county with respect to the terms of the acquisition or disposition by the county of any interest in real property, with respect to a license or permit for the use of real property of or by the county, or with respect to a franchise, concession or revocable consent; the proposal, adoption, amendment or rejection by an agency of any rule having the force and effect of law; the decision to hold, timing or outcome of any rate making proceeding before an agency; the agenda or any determination of a board or commission; any determination regarding the calendaring or scope of any legislature oversight hearing; the issuance, repeal, modification or substance of a County Executive Order; or any determination made by an elected county official or an officer or employee of the county to support or oppose any state or federal legislation, rule or regulation, including any determination made to support or oppose that is contingent on any amendment of such legislation, rule or regulation, whether or not such legislation has been formally introduced and whether or not such rule or regulation has been formally proposed.

AMENDMENT NO. 1

AMENDMENT (together with any appendices or exhibits attached hereto, this "Amendment") dated as of the date (the "Effective Date") that this Amendment is executed by Nassau County, between (i) Nassau County, a municipal corporation having its principal office at 1550 Franklin Avenue, Mineola, New York 11501 (the "County"), acting for and on behalf of the Nassau County Department of Assessment, having its principal office at 240 Old Country Road, Mineola, New York 11501 (the "Department"), and (ii) Michael Haberman Associates, Inc., having its principal office at 125 Front Street, Mineola, New York 11501 (the "Contractor").

WITNESSETH:

WHEREAS, pursuant to County contract number CFAS15000003 between the County and Contractor, executed on behalf of the County on November 24, 2015 (the "Original Agreement"), the Contractor performed a systematic review of the County's assessment system for Class 2 and Class 4 parcels, which services are more fully described in the Original Agreement (the services contemplated by the Original Agreement, the "Services"); and

WHEREAS, the term of the Original Agreement is from October 1, 2015 until completion of Services, unless sooner terminated in accordance with the provisions of the Original Agreement (the "Original Term"); and

WHEREAS, the maximum amount that the County agreed to reimburse the Contractor for Services under the Original Agreement, as full compensation for the Services, was One Million Two Hundred Four Thousand Seventy-four Dollars (\$1,204,074.00) (the "Maximum Amount"); and

WHEREAS, the Contractor has completed the Services in accordance with the provisions of the Original Agreement.

WHEREAS, in accordance with Section 3(a)(4) of the Original Agreement, the County and Contractor desire to amend and expand the scope of Services provided by the Contractor under the Original Agreement and equitably adjust the Maximum Amount payable under the Original Agreement.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained in this Amendment, the parties agree as follows:

1. Term Extension. The Original Agreement is hereby extended so that the termination date of the Original Agreement, as amended by this Amendment (the "Amended Agreement"), shall be December 31, 2018, provided, however, this Amended Agreement may be sooner terminated in accordance with the terms of the Original Agreement.

2. Time of Performance. The Contractor's timeline to perform the services described under this Amendment (the "Amended Services") shall be as follows:

- (a) For the period March 1, 2018 until November 30, 2018, the Contractor shall perform maintenance on the systematic review program, such services more fully described under Section 4(a) of this Amendment.
- (b) For the month of December 2018, the Contractor shall perform a review of the market values, such services more fully described under Section 4(b) of this Amendment.
- (c) The Contractor acknowledges that the Amended Services shall be performed in a timely manner in accordance with the timeline provided in this Section 2 and shall meet all deadlines in accordance with the terms of this Amendment. The Contractor shall produce monthly status reports to the Department, as more fully described under Section 4(c) of this Amendment. The Contractor shall immediately notify the Department if there are any concerns with the timely completion of the Amended Services and indicate the corrective actions that will be taken so that services will be completed in a timely manner. If the Contractor is unable to complete the Amended Services in accordance with the above timeline, or to meet any of the deadlines described under this Amendment, the County, in its sole discretion, may withhold payments and/or make equitable downward adjustments to the payments owed to the Contractor under this Amendment.

3. Payment.

- (a) Maximum Amount. The Maximum Amount in the Original Agreement shall be increased by One Million Four Hundred Eighty-four Thousand Eight Hundred Twelve Dollars (\$1,484,812.00), so that the maximum amount that the County shall pay to the Contractor as full consideration for all services provided under the Amended Agreement shall be Two Million Six Hundred Eighty-eight Thousand Eight Hundred Eighty-six Dollars (\$2,688,886.00) (the "Amended Maximum Amount").
- (b) Payment Schedule. The increase to the Maximum Amount authorized under this Amendment shall be payable as follows:
 - i. The Contractor shall be paid One Million Four Hundred Thousand Dollars (\$1,400,000.00) for the maintenance services, such services more fully described under Section 4(a) of this Amendment. Payments under this Section 3(b)(i) shall be made in arrears in equal monthly installments of One Hundred Fifty-five Thousand Five Hundred Fifty-five and 55/100 Dollars (\$155,555.55) for the period March 1, 2018 until November 31, 2018.
 - ii. The Contractor shall be paid an amount not to exceed Eighty-four Thousand Eight Hundred Twelve Dollars (\$84,812.00) for the market

review services, such services more fully described under Section 4(b) of this Amendment. Payments under this Section 3(b)(ii) shall be made for market review services rendered during the month of December 2018 in arrears on an hourly basis in accordance with the following fee schedule:

1. Senior Appraiser/Project Administrator: \$250.00 per hour
2. Senior Appraiser/Commercial Supervisor: \$250.00 per hour
3. Senior Appraiser/Compliance Officer: \$250.00 per hour
4. Senior Appraiser/Statistician: \$250.00 per hour
5. Senior Appraiser/IAS Specialist: \$250.00 per hour
6. Senior Appraiser/Database Administrator: \$200.00 per hour
7. Senior Appraiser: \$200.00 per hour
8. IT Administrator: \$200.00 per hour
9. Chief Appraiser/Review Supervisor: \$175.00 per hour
10. Staff Appraiser: \$150.00 per hour
11. Assistant Appraiser: \$125.00 per hour
12. Office Manager/Clerical: \$125.00 per hour
13. Clerical: \$100.00 per hour

- (c) Payment Adjustments. If the Contractor is unable to complete the Amended Services in accordance with the timeline described in Section 2 of this Amendment, or meet deadlines in accordance with the terms of this Amendment, the Department, in its sole discretion, may withhold payments and make equitable downward adjustments to the payments owed to the Contractor under this Amendment.
- (d) Vouchers; Voucher Review, Approval and Audit. Payments under this Amendment shall be contingent upon (i) the Contractor submitting a claim voucher (the "Voucher") in a form satisfactory to the County, that (1) states with reasonable specificity the services provided and the payment requested as consideration for such services; (2) certifies that the services rendered and the payment requested are in accordance with the Amended Agreement; and (3) is accompanied by documentation satisfactory to the County supporting the amount claimed, including, but not limited to, a report detailing the services completed during the invoice period that indicate that the Contractor is meeting all deadlines and is on track to timely complete the Amended Services; and (ii) review, approval and audit of the Voucher by the Department and/or the County Comptroller or his or her duly designated representative (the "Comptroller").
- (e) Timing of Payment Claims. The Contractor shall submit claims no later than three (3) months following the County's receipt of the services, including monthly reports submitted in accordance with Section 4(c) of this Amendment, that are the subject of the claim and no more frequently than once a month.

- (f) No Duplication of Payments. Payments under this Amendment shall not duplicate payments for any work performed or to be performed under other agreements between the Contractor and any funding source, including the County.
- (g) Payments in Connection with Termination or Notice of Termination. Unless a provision of the Amended Agreement expressly states otherwise, payments to the Contractor following the termination of this Amended Agreement shall not exceed payments made as consideration for services that were (i) performed prior to termination; (ii) authorized by this Amended Agreement to be performed; and (iii) Not performed after the Contractor received notice that the County did not desire to receive such services.

4. Services. The Contractor has completed the systematic review of the County's assessment system for Class 2 and Class 4 parcels in accordance with the terms of the Original Agreement (the "Systematic Review Program"). The County now desires to engage the Contractor to perform the following Amended Services to assist the County in producing market values that can be utilized for the January 1, 2019 tentative assessment roll:

- (a) Maintenance of the Systematic Review Program to Produce Market Values for the January 1, 2019 Tentative Assessment Roll. After the completion of the Systematic Review Program, the Contractor submitted a report to the County recommending that new assessment values not be released for the January 1, 2018 tentative assessment roll. The Contractor and the Department agree that additional maintenance of the Systematic Review Program is necessary to produce accurate market values. So that accurate values can be produced for the January 1, 2019 tentative assessment roll, the Contractor shall continue the maintenance of the Systematic Review Program ("Extended Maintenance") as follows:
 - i. The Contractor shall coordinate with the Department for the adoption of best practices with Department personnel for the County's IAS system to function correctly with newly-established market values.
 - ii. The Contractor shall cooperate with the Department to produce preliminary reports establishing estimated market values that are acceptable to the New York State Office of Real Property Tax Services ("ORPTS") to enable ORPTS to perform level of assessment testing and verification. The preliminary reports shall be produced in accordance with ORPTS procedures on or about July 1, 2018, with the exact date determined after further consultation with ORPTS.
 - iii. The Contractor shall run updated models, review statistical results and test valuation results, which shall include a review of costs and depreciation, and cross check for accuracy. Once the results are accurate to the satisfaction of the Contractor and the Department, the Contractor shall produce final systematic review reports and assist the Department in producing market values for Class 2 and Class 4


parcels for the January 1, 2019 tentative assessment roll by no later than November 30, 2018.

- iv. The Contractor acknowledges the importance of producing updated and accurate market values in the County's IAS system and final systematic review reports by November 30, 2018. Therefore, the Contractor shall assist the County in any reasonable manner necessary, as determined by the County, to meet this deadline within the maximum amount authorized under this Amendment.
 - (b) Market Review. For the month of December 2018, after the completion of the Extended Maintenance, the Contractor shall, at the direction of the Department, perform an additional review of the market values and make any necessary adjustments. Additionally, the Contractor shall, at the Department's direction, meet with ORPTS and respond to any ORPTS inquiries.
 - (c) Monthly Reports. The Contractor shall submit to the Department monthly status reports detailing its progress throughout the term of this Amendment. At the County's request, the Contractor shall meet with County personnel to discuss the project status and address any concerns raised by the County.
5. Full Force and Effect. All the terms and conditions of the Original Agreement not expressly amended by this Amendment shall remain in full force and effect and govern the relationship of the parties for the term of the Amended Agreement.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

MICHAEL HABERMAN ASSOCIATES, INC.

By: 
Name: Michael Haberman
Title: Pres.
Date: 2/15/18

NASSAU COUNTY

By: _____
Name: _____
Title: County Executive
☐ Deputy County Executive
Date: _____

PLEASE EXECUTE IN BLUE INK

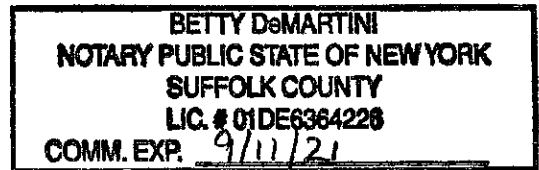
STATE OF NEW YORK)

)ss.:

COUNTY OF NASSAU)

On the 15 day of February in the year 2018 before me personally came Michael HABERMAN to me personally known, who, being by me duly sworn, did depose and say that he or she resides in the County of NASSAU; that he or she is the PRESIDENT of Michael HABERMAN ASSOCIATES, the corporation described herein and which executed the above instrument; and that he or she signed his or her name thereto by authority of the board of directors of said corporation.


NOTARY PUBLIC



STATE OF NEW YORK)

)ss.:

COUNTY OF NASSAU)

On the ____ day of _____ in the year 20__ before me personally came _____ to me personally known, who, being by me duly sworn, did depose and say that he or she resides in the County of _____; that he or she is a Deputy County Executive of the County of Nassau, the municipal corporation described herein and which executed the above instrument; and that he or she signed his or her name thereto pursuant to Section 205 of the County Government Law of Nassau County.

NOTARY PUBLIC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/15/2018

ISSUER

MITCHELL E WEINGRAD LTD
POB 190
EAST ROCKAWAY, NY 11518
516)887-4800

INSURED

MICHAEL HABERMAN ASSOCIATES, INC.
ATTN: MICHAEL HABERMAN
125 FRONT STREET
MINEOLA, NY 11501

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC#

INSURER A: GRAPHIC ARTS MUTUAL INS CO

INSURER B: STATE INSURANCE FUND

INSURER C: STANDARD SECURITY LIFE

INSURER D: UTICA MUTUAL INSURANCE COMPANY

INSURER E

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

ADDL INSURED	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	4568793	9/06/17	9/06/18	EACH OCCURRENCE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 10,000
					PERSONAL & ADV INJURY \$ 2,000,000
					GENERAL AGGREGATE \$ 4,000,000
					PRODUCTS - COMP/OP AGG \$ 4,000,000
					GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC
	AUTOMOBILE LIABILITY	4568793	9/06/17	9/06/18	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS				
	<input checked="" type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY AGG \$
)	EXCESS/UMBRELLA LIABILITY	CULP4575229	9/06/17	9/06/18	EACH OCCURRENCE \$ 3,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$ 3,000,000
					\$
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input type="checkbox"/> RETENTION \$ 10,000				\$
3	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	H 1002 914-8	04/07/17	04/07/18	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$
	OTHER				E.L. DISEASE - POLICY LIMIT \$
:	NY STATE DBL	D 72898	07/01/17	07/01/18	STATUTORY DBL

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED, PER WRITTEN CONTRACT


CERTIFICATE HOLDER

Nassau County
Office of the County Attorney
1 West Street
Mineola, NY 11501

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/15/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Professional Liability Consulting Services, Inc. 45 Knollwood Road, Suite 202 Elmsford, NY 10523	CONTACT NAME: Jinu Joseph PHONE (A/C, No, Ext): 914-592-6505 E-MAIL ADDRESS: jinu@plcsi.com FAX (A/C, No): 914-592-6508
INSURED Michael Haberman Associates, Inc. 125 Front Street Mineola, NY 11501	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Company INSURER B: Underwriters At Lloyd's London INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 20443 AA1122000

COVERAGES **CERTIFICATE NUMBER: N/A** **REVISION NUMBER: N/A**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE	NO NO MPL163264017	05/20/2017	05/20/2018	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A			E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Appraiser Professional Liability Insurance	NO NO	RFB 59230366917	05/20/2017	05/20/2018	\$1,000,000 Each Claim \$3,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Professional Liability Insurance - Primary & Excess

CERTIFICATE HOLDER

CANCELLATION

Nassau County
Office of the County Attorney
1 West Street
Mineola, NY 11501

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2014 ACORD CORPORATION. All rights reserved.

Contract ID#: CFAS15000003Department: ASSESSMENTE-187-15**Contract Details**

SERVICE Systematic Review

NIFS ID #: CFAS15000003

NIFS Entry Date: 08/31/2015 Term: from 10/1/15 to 03/01/18

New <input checked="" type="checkbox"/> Renewal <input type="checkbox"/>	1) Mandated Program:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Amendment <input type="checkbox"/>	2) Comptroller Approval Form Attached:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Time Extension <input type="checkbox"/>	3) CSEA Agmt. § 32 Compliance Attached:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Addl. Funds <input type="checkbox"/>	4) Vendor Ownership & Mgmt. Disclosure Attached:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Blanket Resolution <input type="checkbox"/>	5) Insurance Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
RES#		

(SUBJ. TO INS. INFO)

Agency Information

Vendor	
Name: Michael Haberman Associates	Vendor ID# 112510480
Address 125 Front Street Mineola, NY 11501	Contact Person Michael Haberman
	Phone (516) 739-8080

County Department
Department Contact James Davis
Address 240 Old Country Road
Phone 571-3432

Routing Slip

DATE	DEPARTMENT	Initial Verification	DATE	SIGNATURE	Approval Required
8/31	Department	NIFS Entry (Dept) NIFS Appvl (Dept. Head)	9/2	[Signature]	
	OMB	NIFS Approval	9/2/15	[Signature]	Yes <input type="checkbox"/> No <input type="checkbox"/> Not required if blanket resolution
9/15/15	County Attorney	CA RE & Insurance Verification	9/15/15	[Signature]	
	County Attorney	CA Approval as to form	9/15/15	[Signature]	
	Legislative Affairs	Fwd'd Original Contract to CA			
	Rules <input type="checkbox"/> / Leg. <input type="checkbox"/>				
	County Attorney	NIFS Approval	10/1/15	[Signature]	
	Comptroller	NIFS Approval	11/1/15	[Signature]	
9/18/15	County Executive	Notarization Filed with Clerk of the Leg.	9/18/15	[Signature]	

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE

Contract Summary

PR5254 (8/04)

Contract ID#: CFAS15000003Department: ASSESSMENT

Description: Systematic Review and Analysis of Assessments

Purpose: The purpose of this agreement is to encumber half of the funding needed to begin the project the amount of this phase of the contract is \$1,204,074.

Method of Procurement: Funding will be from the Capital Project 97532

Procurement History: This is the original funding is the amount needed to complete the project.

Description of General Provisions: This agreement is to do a systematic review and analysis of the models of Class 2 and 4 and other aspects of Nassau County's assessment system. Vendor will work in conjunction with the Department of Assessment to do a full and complete analysis and review of the current models and will also implement any changes to said system.

Impact on Funding / Price Analysis: Pricing schedule contained in contract agreement

Recommendation: (approve as submitted)

Advisement Information

BUDGET CODES	
Fund:	PWCAP
Control:	CAP
Resp:	97532
Object:	0003
Transaction:	

RENEWAL	
% Increase	
% Decrease	

FUNDING SOURCE	AMOUNT
Revenue Contract <input type="checkbox"/>	
County	\$
Federal	\$
State	\$
Capital	\$1,204,074
Other	\$
TOTAL	\$1,204,074

INDEX/OBJECT CODE	AMOUNT
1 PWCAPCAP	\$1,204,074
2	\$
3	\$
4	\$
5	\$
6	\$
TOTAL	\$1,204,074

Document Prepared By: James DavisDate: 9/15/15

NPS Certification		Comptroller Certification		County Executive Approval	
I certify that this document was accepted into NPS.		I certify that an unencumbered balance sufficient to cover this contract is present in the appropriation to be charged.		Name: <u>[Signature]</u>	
Name: <u>AN</u>	Date: <u>11/13/15</u>	Name: <u>[Signature]</u>	Date: <u>11/12/15</u>	Name: <u>[Signature]</u>	Date: <u>9/18/15</u>
				(For Office Use Only)	
				E #:	

E-107-15

RULES RESOLUTION NO. 242 2015

A RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE
TO EXECUTE A PERSONAL SERVICES AGREEMENT BETWEEN
THE COUNTY OF NASSAU, ACTING ON BEHALF OF THE NASSAU
COUNTY DEPARTMENT OF ASSESSMENT, AND MICHAEL
HABERMAN ASSOCIATES, INC.

Passed by the Rules Committee
Nassau County Legislature
By Voice Vote on 9-30-15
VOTING:
aye 7 nays 0 abstained 0 recused 0
Legislators present: 7

WHEREAS, the County has negotiated a personal services agreement
with Michael Haberman Associates, Inc. to provide a systematic review of
the County's Assessment System, a copy of which is on file with the Clerk
of the Legislature; now, therefore, be it

RESOLVED, that the Rules Committee of the Nassau County
Legislature authorizes the County Executive to execute the said agreement
with Michael Haberman Associates, Inc.

RULES RESOLUTION NO. – 2015

A RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE
TO EXECUTE A PERSONAL SERVICES AGREEMENT BETWEEN
THE COUNTY OF NASSAU, ACTING ON BEHALF OF THE NASSAU
COUNTY DEPARTMENT OF ASSESSMENT, AND MICHAEL
HABERMAN ASSOCIATES, INC.

WHEREAS, the County has negotiated a personal services agreement
with Michael Haberman Associates, Inc. to provide a systematic review of
the County's Assessment System, a copy of which is on file with the Clerk
of the Legislature; now, therefore, be it

RESOLVED, that the Rules Committee of the Nassau County
Legislature authorizes the County Executive to execute the said agreement
with Michael Haberman Associates, Inc.

George Maragos
Comptroller



OFFICE OF THE COMPTROLLER
240 Old Country Road
Mineola, New York 11501

**COMPTROLLER APPROVAL FORM FOR PERSONAL,
PROFESSIONAL OR HUMAN SERVICES CONTRACTS**

Attach this form along with all personal, professional or human services contracts, contract renewals, extensions and amendments.

CONTRACTOR NAME: Michael Haberman Associates
CONTRACTOR ADDRESS: 125 Front Street, Mineola, NY 11501

FEDERAL TAX ID #: 112510480

Instructions: Please check the appropriate box ("X") after one of the following roman numerals, and provide all the requested information.

I. ☐ The contract was awarded to the lowest, responsible bidder after advertisement for sealed bids. The contract was awarded after a request for sealed bids was published in _____ [newspaper] on _____ [date]. The sealed bids were publicly opened on _____ [date]. _____ [#] of sealed bids were received and opened.

II. X The contractor was selected pursuant to a Request for Proposals.

The Contract was entered into after a written request for proposals was issued on May 18, 2015. Potential proposers were made aware of the availability of the RFP by newspaper advertisement and posting on website. Proposals were due on June 08, 2015. Three proposals were received and evaluated. The evaluation committee consisted of: Steven Corte, Deputy Assessor, Anthony Arcuri, Real Property Appraiser-Arbitrator Supervisor, Mary Brower, Real Property Appraising-Assessing Supervisor, Randy Yunker, Community Service Representative and Michael Antio, Real Property Appraising-Assessing Supervisor II. The proposals were scored and ranked. As a result of the scoring and ranking (attached), the two highest-ranking proposers were selected by property class.

III. ☐ This is a renewal, extension or amendment of an existing contract.

The contract was originally executed by Nassau County on November 19, 1997. This is a renewal or extension pursuant to the contract, or an amendment within the scope of the contract or RFP (copies of the relevant pages are attached). The original contract was entered into after proposals were evaluated upon entering into the original agreement. Attach a copy of the most recent evaluation of the contractor's performance for any contract to be renewed or extended. If the contractor has not received a satisfactory evaluation, the department must explain why the contractor should nevertheless be permitted to continue to contract with the county.

IV. ☐ Pursuant to Executive Order No. 1 of 1993, as amended, at least three proposals were solicited and received. The attached memorandum from the department head describes the proposals received, along with the cost of each proposal.

- ☐ A. The contract has been awarded to the proposer offering the lowest cost proposal; OR:
- ☐ B. The attached memorandum contains a detailed explanation as to the reason(s) why the contract was awarded to other than the lowest-cost proposer. The attachment includes a specific delineation of the unique skills and experience, the specific reasons why a proposal is deemed superior, and/or why the proposer has been judged to be able to perform more quickly than other proposers.

V. ☐ Pursuant to Executive Order No. 1 of 1993 as amended, the attached memorandum from the department head explains why the department did not obtain at least three proposals.

- ☐ A. There are only one or two providers of the services sought or less than three providers submitted proposals. The memorandum describes how the contractor was determined to be the sole source provider of the personal service needed or explains why only two proposals could be obtained. If two proposals were obtained, the memorandum explains that the contract was awarded to the lowest cost proposer, or why the selected proposer offered the higher quality proposal, the proposer's unique and special experience, skill, or expertise, or its availability to perform in the most immediate and timely manner.
- ☐ B. The memorandum explains that the contractor's selection was dictated by the terms of a federal or New York State grant, by legislation or by a court order. (Copies of the relevant documents are attached).
- ☐ C. Pursuant to General Municipal Law Section 104, the department is purchasing the services required through a New York State Office of General Services contract no. _____, and the attached memorandum explains how the purchase is within the scope of the terms of that contract.
- ☐ D. Pursuant to General Municipal Law Section 119-o, the department is purchasing the services required through an inter-municipal agreement.

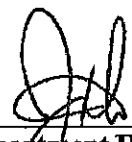
VI. This is a human services contract with a not-for-profit agency for which a competitive process has not been initiated. Attached is a memorandum that explains the reasons for entering into this contract without conducting a competitive process, and details when the department intends to initiate a competitive process for the future award of these services. For any such contract, where the vendor has previously provided services to the county, attach a copy of the most recent evaluation of the vendor's performance. If the contractor has not received a satisfactory evaluation, the department must explain why the contractor should nevertheless be permitted to contract with the county.

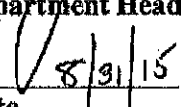
In certain limited circumstances, conducting a competitive process and/or completing performance evaluations may not be possible because of the nature of the human services program, or because of a compelling need to continue services through the same provider. In those circumstances, attach an explanation of why a competitive process and/or performance evaluation is inapplicable.

VII. ☐ This is a public works contract for the provision of architectural, engineering or surveying services. The attached memorandum provides details of the department's compliance with Board of Supervisors' Resolution No.928 of 1993, including its receipt and evaluation of annual Statements of Qualifications & Performance Data, and its negotiations with the most highly qualified firms.

In addition, if this is a contract with an individual or with an entity that has only one or two employees:

☐ a review of the criteria set forth by the Internal Revenue Service, *Revenue Ruling No. 87-41, 1987-1 C.B. 296*, attached as Appendix A to the Comptroller's Memorandum, dated February 13, 2004, concerning independent contractors and employees indicates that the contractor would not be considered an employee for federal tax purposes.



Department Head Signature


Date

NOTE: Any information requested above, or in the exhibit below, may be included in the county's "staff summary" form in lieu of a separate memorandum.

Compt. form Pers./Prof. Services Contracts; Rev. 02/04

CONTRACT FOR SERVICES

THIS AGREEMENT, (together with the schedules, appendices, attachments and exhibits, if any, this "Agreement"), dated as of the date (the "Effective Date") that this Agreement is executed by Nassau County, is entered into by and between (i) Nassau County, a municipal corporation having its principal office at 1550 Franklin Avenue, Mineola, New York 11501 (the "County"), acting for and on behalf of the Nassau County Department of Assessment, having its principal office at 240 Old Country Road, Mineola, New York 11501, and (ii) Michael Haberman Associates, Inc., having its principal office at 125 Front Street, Mineola, New York 11501 (the "Contractor").

WITNESSETH:

WHEREAS, the County, acting for and on behalf of the Department, has issued a request for proposals ("RFP"), RFP # AS0518-1509, on May 18, 2015 for the systematic review and analysis of assessments, attached hereto as Exhibit A; and

WHEREAS, the Contractor by proposal dated June 8, 2015, attached hereto as Exhibit B, and as further set forth in supplemental materials dated June 9, 2015, attached hereto as Exhibit C (collectively, the "Proposal"), has submitted a Proposal in response to and in accordance with the RFP; and

WHEREAS, the County has reviewed the proposals submitted in response to the RFP for four different tax classes and has determined that the Contractor has submitted a Proposal that will provide the County with the best value for tax classes 2 and 4; and

WHEREAS, the County desires to hire the Contractor to perform the services described in this Agreement; and

WHEREAS, the Contractor desires to perform the services described in this Agreement; and

WHEREAS, this is a personal service contract within the intent and purview of Section 2206 of the County Charter;

NOW, THEREFORE, in consideration of the promises and mutual covenants contained in this Agreement, the parties agree as follows:

1. Term. (a) Period of Agreement. This Agreement shall commence on October 1, 2015 and shall terminate upon completion of the services to be delivered under this Agreement, unless sooner terminated in accordance with the provisions of this Agreement. The Contractor acknowledges that certain obligations under this Agreement shall extend beyond the termination of this Agreement.

(b) Time of Performance. The Contractor's time of performance is set forth in the attached Exhibit D. The Contractor shall deliver the services, as more fully described hereto, in order to ensure its full completion in accordance with the requirements of this Agreement and in accordance with the schedule provided in the attached Exhibit D.

2. Services. (a) The services to be provided by the Contractor under this Agreement shall consist of providing a systematic review of the County's Assessment System, as more fully described in the project timeline, attached hereto as Exhibit D, and as further set forth herein and in the exhibits attached hereto (the "Services"). To the extent that Exhibit D is inconsistent with the terms and conditions provided in the attached RFP and Proposal, including that Services are only based on tax classes two and four, Exhibit D shall control, provided, however, the terms and conditions contained above the signature page shall control over all Exhibits. The Proposal and the RFP are acceptable as a general description of the Services to be rendered by the Contractor, but the terms and conditions set forth in Exhibit D provide a detailed scope of Services related to the tax classes

for which the Contractor has been awarded and constitute the Agreement between the parties.

(b) The Contractor specifically acknowledges the County's reliance upon the Contractor's Proposal as Contractor's offer to perform Services on behalf of the County under and pursuant to this fixed price Agreement. The Contractor warrants and represents that any and all services detailed in Exhibit D are included within this fixed price Agreement and the County is relying upon the Contractor's Proposal as a general description of the Services to be provided by the Contractor.

(c) Unless the application of this subsection will cause a provision required by law to be excluded from this Agreement, in the event of an actual conflict between the terms and conditions set forth above the signature page to this Agreement and those contained in any schedule, exhibit, appendix, or attachment to this Agreement, the terms and conditions set forth above the signature page shall control. If there is an actual conflict, the following order of priority shall apply:

- ✓(1) Terms and conditions set forth above the signature page to this Agreement;
✓Appendix EE: Equal Employment Opportunities for Minorities and Women; and
✓Appendix L: Certificate of Compliance (Nassau County Living Wage Law);
- ✓(2) Exhibit F: Confidentiality agreement;
- ✓(3) Exhibit D: Project timeline;
- ✓(4) Exhibit E: Payment schedule;
- ✓(5) Exhibit A: RFP;
- ✓(6) Exhibit C: Supplemental materials to Proposal dated June 9, 2015; (?)
- ✓(7) Exhibit B: Original Proposal dated June 8, 2015.

Certain conflicts are noted within the terms of this Agreement, however, to the extent possible and as not otherwise noted in this Agreement, all the terms of this Agreement should be read together as not conflicting.

3. Payment. (a)(1) Amount of Consideration. The maximum amount to be paid to the Contractor as full consideration for the Contractor's Services, including expenses, under this Agreement shall not exceed the sum of One Million Two Hundred Four Thousand Seventy-four Dollars (\$1,204,074.00) (the "Maximum Amount"), which shall be payable in accordance with the attached Exhibit E. To the extent that Exhibit E is inconsistent with the terms and conditions provided in the attached RFP and Proposal, including that payment is only based on tax classes two and four, Exhibit E shall control, provided, however, the terms and conditions contained above the signature page shall control over all Exhibits. The amounts payable under Exhibit E are inclusive of all expenses and all other costs incidental to the Services to be provided by the Contractor under this Agreement, including travel.

(2) Any appearances before the County Legislature, or any committee thereof for the purpose of the approval of this Agreement or any amendment thereto, are to be construed as part of the fee negotiation and approval process and the Contractor agrees that no fee will be charged for any such appearances.

(3) Notwithstanding anything in this Section 3 or in any other provision of this Agreement, the County shall pay, and the Contractor shall accept as payment for the Services described in this Agreement, the amounts detailed in the attached Exhibit E, subject to the availability of funds for this Agreement following approval by the County and encumbrance by the County Comptroller. The County shall not be liable for payment of any amounts which have not been approved by the County and encumbered for this Agreement by the County Comptroller. The parties acknowledge that the parcel count on the assessment roll may fluctuate throughout the term of this Agreement and as such, the parties agree that the payment schedule attached hereto as

Exhibit E shall remain fixed despite such fluctuations. Nonetheless, the Department reserves the right to direct the Contractor to not perform a category of Services for which the Contractor shall not be paid, the value of which is to be mutually determined between the parties.

(4) If there is a change in scope of Services or any agreed-upon additional related Services to be provided under this Agreement, at the County's election, the parties shall negotiate in good faith to amend the Services and make an equitable adjustment to the Maximum Amount provided under this Agreement. Such adjustment shall require all requisite governmental and Contractor approvals.

(b) Vouchers; Voucher Review, Approval and Audit. Payments shall be made to the Contractor in accordance with the payment schedule described in the attached Exhibit E, which shall be payable in arrears on a monthly basis throughout the applicable scheduled work plan period. Payments shall be calculated by taking the total cost per activity divided by the number of months in the scheduled work plan period. For example, Project Management is scheduled to be completed during the period October 1, 2015 until September 1, 2017, equating to twenty-three (23) months. Total cost for Project Management is One Hundred Eighty-six Thousand Five Hundred Eighty-eight Dollars (\$186,588.00). After each month during the Project Management period, a total of One Hundred Eighty-six Thousand Five Hundred Eighty-eight Dollars (\$186,588.00) divided by twenty-three (23) shall be deemed earned. Further, payments shall be contingent upon (i) the Contractor submitting a claim voucher (the "Voucher") in a form satisfactory to the County, that (a) states with reasonable specificity the services provided and the payment requested as consideration for such services, (b) certifies that the services rendered and the payment requested are in accordance with this Agreement, and (c) is accompanied by documentation satisfactory to the County supporting the amount claimed, including, but not limited to, a report detailing Services completed during the invoice period; and (ii) review, approval and audit of the Voucher by the Department and/or the County Comptroller or his or her duly designated representative (the "Comptroller").

(c) Timing of Payment Claims. The Contractor shall submit claims no later than three (3) months following the County's receipt of the services that are the subject of the claim and no more frequently than once a month.

(d) No Duplication of Payments. Payments under this Agreement shall not duplicate payments for any work performed or to be performed under other agreements between the Contractor and any funding source including the County.

(e) Payments in Connection with Termination or Notice of Termination. Unless a provision of this Agreement expressly states otherwise, payments to the Contractor following the termination of this Agreement shall not exceed payments made as consideration for services that were (i) performed prior to termination, (ii) authorized by this Agreement to be performed, and (iii) not performed after the Contractor received notice that the County did not desire to receive such services.

4. Independent Contractor. The Contractor is an independent contractor of the County. The Contractor shall not, nor shall any officer, director, employee, servant, agent or independent contractor of the Contractor (a "Contractor Agent"), be (i) deemed a County employee, (ii) commit the County to any obligation, or (iii) hold itself, himself, or herself out as a County employee or Person with the authority to commit the County to any obligation. As used in this Agreement the word "Person" means any individual person, entity (including partnerships, corporations and limited liability companies), and government or political subdivision thereof (including agencies, bureaus, offices and departments thereof).

5. No Arrears or Default. The Contractor is not in arrears to the County upon any debt or contract and it is not in default as surety, contractor, or otherwise upon any obligation to the County, including any obligation to pay taxes to, or perform services for or on behalf of, the County.

6. Compliance with Law. (a) Generally. The Contractor shall comply with any and all applicable Federal, State and local Laws, including, but not limited to those relating to conflicts of interest, human rights, a living wage, disclosure of information and vendor registration in connection with its performance under this Agreement. In furtherance of the foregoing, the Contractor is bound by and shall comply with the terms of Appendix EE attached hereto and with the County's registration protocol. As used in this Agreement the word "Law" includes any and all statutes, local laws, ordinances, rules, regulations, applicable orders, and/or decrees, as the same may be amended from time to time, enacted, or adopted.

(b) Nassau County Living Wage Law. Pursuant to LL 1-2006, as amended, and to the extent that a waiver has not been obtained in accordance with such law or any rules of the County Executive, the Contractor agrees as follows:

- (i) Contractor shall comply with the applicable requirements of the Living Wage Law, as amended;
- (ii) Failure to comply with the Living Wage Law, as amended, may constitute a material breach of this Agreement, the occurrence of which shall be determined solely by the County. Contractor has the right to cure such breach within thirty days of receipt of notice of breach from the County. In the event that such breach is not timely cured, the County may terminate this Agreement as well as exercise any other rights available to the County under applicable law.
- (iii) It shall be a continuing obligation of the Contractor to inform the County of any material changes in the content of its certification of compliance, attached to this Agreement as Appendix L, and shall provide to the County any information necessary to maintain the certification's accuracy.

(c) Records Access. The parties acknowledge and agree that all records, information, and data ("Information") acquired in connection with performance or administration of this Agreement shall be used and disclosed solely for the purpose of performance and administration of the contract or as required by law. The Contractor shall require all Contractor Agents, Contractor subcontractors, and their respective employees to execute a confidentiality agreement, attached hereto as Exhibit F (the "Confidentiality Agreement"), prior to commencing Services under this Agreement. The Contractor shall provide the executed Confidentiality Agreements to the Department prior to the Contractor Agent or subcontractor commencing Services. The Contractor acknowledges that Contractor Information in the County's possession may be subject to disclosure under Article 6 of the New York State Public Officer's Law ("Freedom of Information Law" or "FOIL"). In the event that such a request for disclosure is made, the County shall make reasonable efforts to notify the Contractor of such request prior to disclosure of the Information so that the Contractor may take such action as it deems appropriate.

7. Minimum Service Standards. Regardless of whether required by Law: (a) The Contractor shall, and shall cause Contractor Agents to, conduct its, his or her activities in

connection with this Agreement so as not to endanger or harm any Person or property.

(b) The Contractor shall deliver Services under this Agreement in a professional manner consistent with the best practices of the industry in which the Contractor operates. The Contractor shall take all actions necessary or appropriate to meet the obligation described in the immediately preceding sentence, including obtaining and maintaining, and causing all Contractor Agents to obtain and maintain, all approvals, licenses, and certifications ("Approvals") necessary or appropriate in connection with this Agreement.

8. Indemnification; Defense; Cooperation. (a) The Contractor shall be solely responsible for and shall indemnify and hold harmless the County, the Department and its officers, employees, and agents (the "Indemnified Parties") from and against any and all liabilities, losses, costs, expenses (including, without limitation, attorneys' fees and disbursements) and damages ("Losses"), arising out of or in connection with any acts or omissions of the Contractor or a Contractor Agent, regardless of whether due to negligence, fault, or default, including Losses in connection with any threatened investigation, litigation or other proceeding or preparing a defense to or prosecuting the same; provided, however, that the Contractor shall not be responsible for that portion, if any, of a Loss that is caused by the negligence of the County.

(b) The Contractor shall, upon the County's demand and at the County's direction, promptly and diligently defend, at the Contractor's own risk and expense, any and all suits, actions, or proceedings which may be brought or instituted against one or more Indemnified Parties for which the Contractor is responsible under this Section, and, further to the Contractor's indemnification obligations, the Contractor shall pay and satisfy any judgment, decree, loss or settlement in connection therewith.

(c) The Contractor shall, and shall cause Contractor Agents to, cooperate with the County and the Department in connection with the investigation, defense or prosecution of any action, suit or proceeding in connection with this Agreement, including the acts or omissions of the Contractor and/or a Contractor Agent in connection with this Agreement.

(d) The provisions of this Section shall survive the termination of this Agreement.

9. Insurance. (a) Types and Amounts. The Contractor shall obtain and maintain throughout the term of this Agreement, at its own expense: (i) one or more policies for commercial general liability insurance, which policy(ies) shall name "Nassau County" as an additional insured and have a minimum single combined limit of liability of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) aggregate coverage, (ii) if contracting in whole or part to provide professional services, one or more policies for professional liability insurance, which policy(ies) shall have a minimum single limit liability of not less Two Million Dollars (\$2,000,000.00) per claim (iii) compensation insurance for the benefit of the Contractor's employees ("Workers' Compensation Insurance"), which insurance is in compliance with the New York State Workers' Compensation Law, and (iv) such additional insurance as the County may from time to time specify.

(b) Acceptability; Deductibles; Subcontractors. All insurance obtained and maintained by the Contractor pursuant to this Agreement shall be (i) written by one or more commercial insurance carriers licensed to do business in New York State and acceptable to the County, and which is (ii) in form and substance acceptable to the County. The Contractor shall be solely responsible for the payment of all deductibles to which such policies are subject. The Contractor shall require any subcontractor hired in connection with this Agreement to carry insurance with the same limits and

provisions required to be carried by the Contractor under this Agreement.

(c) Delivery; Coverage Change; No Inconsistent Action. Prior to the execution of this Agreement, copies of current certificates of insurance evidencing the insurance coverage required by this Agreement shall be delivered to the Department. Not less than thirty (30) days prior to the date of any expiration or renewal of, or actual, proposed or threatened reduction or cancellation of coverage under, any insurance required hereunder, the Contractor shall provide written notice to the Department of the same and deliver to the Department renewal or replacement certificates of insurance. The Contractor shall cause all insurance to remain in full force and effect throughout the term of this Agreement and shall not take or omit to take any action that would suspend or invalidate any of the required coverages. The failure of the Contractor to maintain Workers' Compensation Insurance shall render this contract void and of no effect. The failure of the Contractor to maintain the other required coverages shall be deemed a material breach of this Agreement upon which the County reserves the right to consider this Agreement terminated as of the date of such failure.

10. Ownership and Control of Work Product. Upon execution of this Agreement, any reports, documents, data, photographs and/or other materials produced pursuant to this Agreement, and any and all drafts and/or other preliminary materials in any format related to such items, shall become the exclusive property of the County, and the Contractor may not use such materials in any way other than for the compliance of the requirements under this Agreement.

11. Assignment; Amendment; Waiver; Subcontracting. (a) This Agreement and the rights and obligations hereunder may not be in whole or part (i) assigned, transferred or disposed of, (ii) amended, (iii) waived, or (iv) subcontracted, without the prior written consent of the County Executive or his or her duly designated deputy (the "County Executive"), and any purported assignment, other disposal or modification without such prior written consent shall be null and void. The failure of a party to assert any of its rights under this Agreement, including the right to demand strict performance, shall not constitute a waiver of such rights.

(b) The Contractor is and shall remain primarily liable for the successful completion of all Services in accordance with this Agreement. Nothing in this Agreement or otherwise shall create any contractual relationship between the County and the Contractor's subcontractors. The Contractor agrees to be fully responsible to the County for the acts and omissions of its subcontractors. The Contractor's obligation to pay its subcontractors is an independent obligation from the County's obligation to make payments to the Contractor. Therefore, the County shall have no obligation to pay or to enforce the payment of any moneys to any Contractor subcontractors.

(c) The Contractor shall ensure that their subcontractors shall not further subcontract, or otherwise engage an independent contractor or agent to provide any Services under this Agreement without the prior written consent of the County Executive.

12. Termination. (a) Generally. This Agreement may be terminated (i) for any reason by the County upon thirty (30) days' written notice to the Contractor, (ii) for "Cause" by the County immediately upon the receipt by the Contractor of written notice of termination, (iii) upon mutual written Agreement of the County and the Contractor, and (iv) in accordance with any other provisions of this Agreement expressly addressing termination.

As used in this Agreement the word "Cause" includes: (i) a breach of this Agreement; (ii) the failure to obtain and maintain in full force and effect all Approvals required for the services described in this Agreement to be legally and professionally rendered; and (iii) the termination or

impending termination of federal or state funding for the services to be provided under this Agreement.

(b) By the Contractor. This Agreement may be terminated by the Contractor if performance becomes impracticable through no fault of the Contractor, where the impracticability relates to the Contractor's ability to perform its obligations and not to a judgment as to convenience or the desirability of continued performance. Termination under this subsection shall be effected by the Contractor delivering to the commissioner or other head of the Department (the "Commissioner"), at least sixty (60) days prior to the termination date (or a shorter period if sixty days' notice is impossible), a notice stating (i) that the Contractor is terminating this Agreement in accordance with this subsection, (ii) the date as of which this Agreement will terminate, and (iii) the facts giving rise to the Contractor's right to terminate under this subsection. A copy of the notice given to the Commissioner shall be given to the Deputy County Executive who oversees the administration of the Department (the "Applicable DCE") on the same day that notice is given to the Commissioner.

(c) Contractor Assistance upon Termination. In connection with the termination or impending termination of this Agreement the Contractor shall, regardless of the reason for termination, take all actions reasonably requested by the County (including those set forth in other provisions of this Agreement) to assist the County in transitioning the Contractor's responsibilities under this Agreement. The provisions of this subsection shall survive the termination of this Agreement.

13. Accounting Procedures; Records. The Contractor shall maintain and retain, for a period of six (6) years following the later of termination of or final payment under this Agreement, complete and accurate records, documents, accounts and other evidence, whether maintained electronically or manually ("Records"), pertinent to performance under this Agreement. Records shall be maintained in accordance with Generally Accepted Accounting Principles and, if the Contractor is a non-profit entity, must comply with the accounting guidelines set forth in the federal Office of Management & Budget Circular A-122, "Cost Principles for Non-Profit Organizations." Such Records shall at all times be available for audit and inspection by the Comptroller, the Department, any other governmental authority with jurisdiction over the provision of services hereunder and/or the payment therefore, and any of their duly designated representatives. The provisions of this Section shall survive the termination of this Agreement.

14. Limitations on Actions and Special Proceedings against the County. No action or special proceeding shall lie or be prosecuted or maintained against the County upon any claims arising out of or in connection with this Agreement unless:

(a) Notice. At least thirty (30) days prior to seeking relief the Contractor shall have presented the demand or claim(s) upon which such action or special proceeding is based in writing to the Applicable DCE for adjustment and the County shall have neglected or refused to make an adjustment or payment on the demand or claim for thirty (30) days after presentment. The Contractor shall send or deliver copies of the documents presented to the Applicable DCE under this Section to each of (i) the Department and (ii) the County Attorney (at the address specified above for the County) on the same day that documents are sent or delivered to the Applicable DCE. The complaint or necessary moving papers of the Contractor shall allege that the above-described actions and inactions preceded the Contractor's action or special proceeding against the County.

(b) Time Limitation. Such action or special proceeding is commenced within the earlier of (i) one (1) year of the first to occur of (A) final payment under or the termination of this Agreement, and (B) the accrual of the cause of action, and (ii) the time specified in any other provision of this

Agreement.

15. Work Performance Liability. The Contractor is and shall remain primarily liable for the successful completion of all work in accordance this Agreement irrespective of whether the Contractor is using a Contractor Agent to perform some or all of the work contemplated by this Agreement, and irrespective of whether the use of such Contractor Agent has been approved by the County.

16. Consent to Jurisdiction and Venue; Governing Law. Unless otherwise specified in this Agreement or required by Law, exclusive original jurisdiction for all claims or actions with respect to this Agreement shall be in the Supreme Court in Nassau County in New York State and the parties expressly waive any objections to the same on any grounds, including venue and forum non conveniens. This Agreement is intended as a contract under, and shall be governed and construed in accordance with, the Laws of New York State, without regard to the conflict of laws provisions thereof.

17. Notices. Any notice, request, demand or other communication required to be given or made in connection with this Agreement shall be (a) in writing, (b) delivered or sent (i) by hand delivery, evidenced by a signed, dated receipt, (ii) postage prepaid via certified mail, return receipt requested, or (iii) overnight delivery via a nationally recognized courier service, (c) deemed given or made on the date the delivery receipt was signed by a County employee, three (3) business days after it is mailed or one (1) business day after it is released to a courier service, as applicable, and (d)(i) if to the Department, to the attention of the Commissioner at the address specified above for the Department, (ii) if to an Applicable DCE, to the attention of the Applicable DCE (whose name the Contractor shall obtain from the Department) at the address specified above for the County, (iii) if to the Comptroller, to the attention of the Comptroller at 240 Old Country Road, Mineola, NY 11501, and (iv) if to the Contractor, to the attention of the person who executed this Agreement on behalf of the Contractor at the address specified above for the Contractor, or in each case to such other persons or addresses as shall be designated by written notice.

18. All Legal Provisions Deemed Included; Severability; Supremacy. (a) Every provision required by Law to be inserted into or referenced by this Agreement is intended to be a part of this Agreement. If any such provision is not inserted or referenced or is not inserted or referenced in correct form then (i) such provision shall be deemed inserted into or referenced by this Agreement for purposes of interpretation and (ii) upon the application of either party this Agreement shall be formally amended to comply strictly with the Law, without prejudice to the rights of either party.

(b) In the event that any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) Unless the application of this subsection will cause a provision required by Law to be excluded from this Agreement, in the event of an actual conflict between the terms and conditions set forth above the signature page to this Agreement and those contained in any schedule, exhibit, appendix, or attachment to this Agreement, the terms and conditions set forth above the signature page shall control. If there is an actual conflict, the order of priority provided in Section 2(c) of this Agreement shall apply.

(d) Each party has cooperated in the negotiation and preparation of this Agreement. Therefore, in the event that construction of this Agreement occurs, it shall not be construed against either party as drafter.

19. Section and Other Headings. The section and other headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

20. Administrative Service Charge. The Contractor agrees to pay the County an administrative service charge of Five Hundred Thirty-three Dollars (\$533.00) for the processing of this Agreement pursuant to Ordinance Number 74-1979, as amended by Ordinance Number 128-2006. The administrative service charge shall be due and payable to the County by the Contractor upon signing this Agreement.

21. Executory Clause. Notwithstanding any other provision of this Agreement:

(a) Approval and Execution. The County shall have no liability under this Agreement (including any extension or other modification of this Agreement) to any Person unless (i) all County approvals, third party approvals and other governmental approvals have been obtained, including, if required, approval by the County Legislature, and (ii) this Agreement has been executed by the County Executive (as defined in this Agreement).


(b) Availability of Funds. The County shall have no liability under this Agreement (including any extension or other modification of this Agreement) to any Person beyond funds appropriated or otherwise lawfully available for this Agreement, and, if any portion of the funds for this Agreement are from the state and/or federal governments, then beyond funds available to the County from the state and/or federal governments.

22. Entire Agreement. This Agreement represents the full and entire understanding and agreement between the parties with regard to the subject matter hereof and supersedes all prior agreements (whether written or oral) of the parties relating to the subject matter of this Agreement.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the Contractor and the County have executed this Agreement as of the Effective Date.

MICHAEL HABERMAN ASSOCIATES, INC.


By: 

Name: Michael Haberman

Title: President

Date: August 31, 2015

NASSAU COUNTY

By: 

Name: Charles Ribant

Title: County Executive

☒ Deputy County Executive

Date: 11/24/15

PLEASE EXECUTE IN BLUE INK

STATE OF NEW YORK)

)SS.1

COUNTY OF NASSAU)

On the 18th day of August in the year 2015 before me personally came Michael Haberman to me personally known, who, being by me duly sworn, did depose and say that he or she resides in the County of Nassau; that he or she is the President of Michael Haberman Assoc, Inc., the corporation described herein and which executed the above instrument; and that he or she signed his or her name thereto by authority of the board of directors of said corporation.

NOTARY PUBLIC

KAREN SCHREINER
Notary Public, State Of New York
No. 01806078829
Qualified in Nassau County
Commission Expires August 12, 2018

STATE OF NEW YORK)

)SS.:

COUNTY OF NASSAU)

On the 24 day of November in the year 2015 before me personally came Charles Ribando to me personally known, who, being by me duly sworn, did depose and say that he or she resides in the County of Nassau; that he or she is the Deputy County Executive of the County of Nassau, the municipal corporation described herein and which executed the above instrument; and that he or she signed his or her name thereto pursuant to Section 205 of the County Government Law of Nassau County.

NOTARY PUBLIC

CONCETTA A PETRUCCI
Notary Public, State of New York
No. 01PE6259026
Qualified in Nassau County
Commission Expires April 02, 2016

Concetta A. Petrucci

EXHIBIT A

Request for Proposals issued on May 18, 2015

Nassau County Department of Assessment

Edward P. Mangano - County Executive

James E. Davis - Acting Nassau County Assessor

REQUEST FOR PROPOSALS

Systematic Review and Analysis of Assessments

RFP# AS0518-1509

Issue Date: May 18, 2015

Nassau County
Long Island, New York



TABLE OF CONTENTS

This RFP contains the following sections:

- A. Introduction
- B. Anticipated Proposal Schedule
- C. Scope of Services
- D. Contract Term
- E. Mandatory Proposal Response Requirements
- F. Proposal Submission Instructions
- G. Proposal Evaluation Criteria
- H. General Information
- I. General Conditions for Proposers
- J. Additional Demonstrative Materials
- K. Award of Contract

Appendices:

Appendix A – Cost Proposal

Appendix B – Program Description and Staffing

Appendix C – Business History Form

Appendix D – Principal Questionnaire Form

Appendix E – Standard Clauses for Nassau County Contracts

Exhibit EE – Equal Opportunities for Minorities and Women

Exhibit L – Living Wage Law Certificate of Compliance

Request for Proposal (RFP)

A. Introduction

Nassau County, New York (the "County") is currently seeking **individual** proposals by **Tax Class** from qualified individuals and entities authorized to do business in the State of New York to provide a Systematic Review of the County's Assessment System **by Tax Class**. The purpose of the RFP is to provide Nassau County with proposals and recommendations from entities qualified to provide a thorough systematic analysis of Nassau County's assessment system, including but not limited to inventory management procedures, dynamic inventory issues relating to the effects of Super Storm Sandy, review of neighborhood/submarket parameters for both residential and commercial properties, review and screening of sales data employed in residential valuation modeling, review and updating of economic and market data utilized in commercial valuation modeling, and evaluation of the market value output from the respective modeling systems. The Systematic Review of the County's Assessment System will be completed by year's end 2017 for the purpose of recalibrating the cyclical assessment roll for 2019/20.

Nassau County is committed to a policy of equal opportunity and does not discriminate against vendors on the basis of age, sex, sexual orientation, race, color, creed, religion, ethnicity, national origin, disability, marital status, familial status, veteran status or any other basis protected under federal, state, and local laws, regulations, and ordinances.

B. Anticipated Proposal Schedule

RFP Issue Date:	May 18, 2015
Proposal Due Date:	June 08, 2015
Oral Presentation, if necessary:	June 10, 2015
Award Date:	June 15, 2015

Dates indicated above are subject to change at the sole discretion of the County.

THE PROPOSER SHOULD PROVIDE A PROPOSAL IN APPENDIX B WHICH MEETS THE SCOPE REQUIREMENTS SET FORTH BELOW. THE COUNTY WILL REVIEW SINGLE OR MULTIPLE PROPOSALS FROM AN INDIVIDUAL OR ENTITY.

C. Scope of Services

The Scope of Services ("Scope") outlined below has been established for the purpose of achieving and implementing program goals and objectives described in this document. Although the Scope is intended to serve as a reference in the preparation of the proposal, forthcoming proposals may offer additional services which support the goals of this job title and compensation review and analysis.

Scope of Systematic Review and Analysis of Nassau County's Assessment System

An assessing unit may revise its assessments as provided for in Real Property Tax Law (RPTL) to maintain uniformity and/or level of assessment, using means other than a full reappraisal in those years in which a full reappraisal is not conducted. The NYS Office of Real Property Tax Services ("ORPTS") will review the assessing unit's documentation showing that it conducted a systematic analysis of all parcels, and then verify the Level of Assessment (LOA) using the tentative roll compared to the estimated market values shared during the Pre-Decisional Collaboration (PDC) process.

The scope of services required for a Systematic Review and Analysis of the County's Assessment System by Tax Class must be completed by the end of calendar year 2017, with corrections and recalibration of the roll available for the tentative roll of the 2019/20 tax year. The Systematic Review and Analysis must be conducted in compliance with the standard of assessment set forth by NYS Real Property Tax Law. The Systematic Review and Analysis will be completed in conjunction with the Nassau County Assessment Department and its staff, within the existing Nassau County assessment system.

The minimum scope of services required for Systematic Review and Analysis of the County's Assessment System are detailed within Appendix A.

D. INTENTIONALLY OMITTED

E. Mandatory Proposal Response Requirements

All proposals must state the period for which the proposal shall remain in effect (i.e., how much time does the County have to accept or reject the proposal under the terms proposed). Such period shall not be less than 180 (one hundred eighty) days from the proposal date.

All Proposals must contain the following:

1. Cost Proposal Form attached as Appendix A.
2. Proposed approach to the Scope of Work attached as Appendix B, containing a complete written description of proposer's Proposal.
3. A duly completed and verified Business History Form attached as Appendix C, together with a current certified or verified financial statement and/or other commercially reliable

written evidence of the proposer's credit, financial standing and capacity to perform in accordance with the terms of the Contract.

4. All officers and any individuals who hold a ten percent (10%) or greater ownership interest in the proposer shall complete and verify the Principal Questionnaire attached as Appendix D.
5. Living Wage Law Certificate of Compliance, attached as Appendix F
6. The Proposer's Exceptions to the RFP Requirements, if any.
7. All submissions must be signed on the designated signature line by an officer or authorized agent of the proposing party.
8. Additional information that you believe pertinent to the County's requirements.
9. Statement proposer has registered with the County as a vendor.

F. Proposal Submission Instructions

Each proposal shall be prepared simply and economically avoiding the use of elaborate promotional materials beyond those sufficient to provide a complete, accurate, and reliable presentation. For ease of review, the proposals must follow the outline in the section of this Request For Proposal ("RFP") titled **Mandatory Proposal Response Requirements**. Each response should be clearly numbered and the full question listed.

The proposals must be signed by an individual who is authorized to bind the proposer to all commitments made in the proposal. The original and four (4) copies of the proposal, together with all attachments, must be submitted to the County in a sealed opaque envelope no later than 3:00 p.m. EST on June 8, 2015. No telegraphic or facsimile proposals will be accepted. Any late proposals will be returned unopened. **Proposals received after the above date and time will not be considered.** The County is under no obligation to return proposals.

It is each Proposer's responsibility to carefully review all the requirements of this RFP, including the scope of work, the specifications and terms and conditions. It is further the proposer's responsibility to ask questions, request clarifications, or otherwise advise the County if any language, specifications or requirements of this RFP appear to be ambiguous, contradictory, or to inadvertently restrict or limit the vendors that could meet the requirements of this RFP to a single source.

If a proposer takes exception to any requirement of this RFP, the Proposer must clearly set forth the exception in its proposal, referencing the affected RFP section, paragraph and page. The Proposer must set forth the reason(s) for the exception and indicate what (if any) alternative is being offered by the Proposer. The County shall determine (in its sole discretion) the acceptability of any proposed exception(s). Where the County rejects a proposed exception, the County may offer the vendor an opportunity to withdraw its exception and propose an alternative. However, even where the County does not reject a proposed exception to the RFP prior to the issuance of a Notice of Intent to Award to a Proposer, the County reserves the right to negotiate with the Proposer regarding any such exceptions. Regardless of whether the County rejects proposed exceptions to the RFP, such exceptions will be considered by the County in evaluating the completeness and adequacy of the proposal. Proposers shall be deemed to have accepted all requirements of this RFP to which they have not specifically and clearly stated an exception in their proposal.

The County is under no obligation to respond to any question, inquiry or assertion that is not received in writing. Interested parties may contact the authorized contact person listed below by telephone to advise that a fax transmission has been sent to the above number. Violation of these provisions may result in immediate disqualification. Proposers will submit all proposals and direct all responses, questions, and any other communications to the following authorized contact person:

Steven L. Corte, IAO IFAS SRA ASA CSA-G
Deputy County Assessor
Nassau County Department of Assessment
240 Old Country Road, Fourth Floor, Room 400
Mineola, New York 11501
Telephone: (516) 571-3587
Email: Systematicreviewrfp2015@nassaucountyny.gov

No contact with any other County personnel other than the authorized contact person is allowed until such times as an award (or awards) has (have) been made.

G. Contract Proposal Evaluation Criteria

Proposal elements, as described above, will be reviewed and evaluated for completeness and responsiveness according to pre-determined standards and selection criteria. Proposals will be deemed responsive only if the Vendor responds to and meets all of the requirements of this RFP. Vendors may be invited for interviews to discuss project requirements and proposal elements in more detail should the selection committee request such. **The County reserves the right to award all or any parts of this project, and to waive any technical irregularities or omissions, or to cancel this RFP and solicit new proposals if, in the County's sole judgment, the best interests of the County will be served. The bidder is asked to provide the County with a bid that is based on the combined Tax Classes broken down by each Tax Class or may choose an individual Tax Class according to the bidder's level of expertise.** The selection committee will evaluate each proposal and use the following for scoring each submission:

Contract Requirements and Proposed Solution

[30%]

- Overall responsiveness of the proposal.
- Demonstration of a clear understanding of the requirements portion of the RFP.
- A clear description of the scope of work needed to satisfy the defined RFP requirements.
- Overall acceptability and efficacy of proposed analysis;
- Management and implementation methods and procedures and supporting systems for ongoing project management and implementation support.
- Previous engagements of similar scope and quality.
- Description of recommendations and alternative approaches that the County might use to improve its management process.

Vendor Profile: Organization, Capacity, Staffing, Resumes [25%]

- A complete substantiation of the organizational structure and capacity to provide and support the proposed Scope of Services. xxx
- Resumes of the proposed personnel (quality / demonstrated skills of proposed personnel).
- A clear description of potential resource utilization methods and approach.

- A complete list of the sub-contractors being utilized in all parts of this process is required, and should include what their respective responsibilities will be. Where the vendor has either limited or no expertise in a particular area(s), a list of those areas must be provided to the DoA along with a list of the sub-contractor(s) information and an outline as to what the sub-contractor(s) responsibilities will be.

Related Experience

[35%]

- Prior public sector experience.
- Demonstrated experience and knowledge of Nassau County real estate markets, assessment systems and practices.
- Project management and implementation qualifications and related experiences of the Vendor including references, organizational and technical capacity, and outcome/results of services provided to other similar clients of similar size.
- A comprehensive description of why the Vendor can perform the tasks defined in the RFP.

Cost of Overall Project

[10%]

Total cost to the County.

The County will consider any other relevant factors as determined by the selection committee.

H. General Information

1. **Incurring Cost.** The County shall not be liable for any costs incurred in the preparation and production of a proposal in response to this RFP or for any work performed prior to the issuance of a contract.
2. **Rejection of Proposals.** This RFP does not commit the County to award a contract, or to procure, or to contract for services or supplies. Notwithstanding any other provisions of this RFP, the County reserves the right to award this contract to the vendor(s) that best meet the requirements of the RFP, and not necessarily to the lowest proposer. The County reserves the right to accept or reject any or all proposals received as a result of this request; to negotiate with all qualified sources; or to cancel in part or in its entirety this RFP if it is in the interests of the County.

The County may require the Proposer selected to participate in negotiation and to submit any price, technical, or other revisions, or their proposals as may result from negotiations.

3. **Addenda to Request for Proposals.** Amendments to this RFP may be necessary prior to the closing date and will be furnished by mail to all prospective Proposers who have requested these materials.
4. **Contract Negotiations.** The County intends to enter into contract negotiations with the firm or firms selected by the RFP Evaluation Committee, who shall be required to enter into a written contract with the County in a form approved by legal counsel for the County. The contract usually includes, without limitation, the standard clauses set forth in Appendix "E" attached hereto. This RFP and the proposal, or any part thereof, may be incorporated into and made a part of the contract. The contract may contain provisions not contained herein.

The County reserves the right to negotiate the terms and conditions of the contract with the selected proposer(s), if any. These negotiations could include all aspects of services and fees. Neither the selection of a vendor nor the negotiation of the contract with such vendor(s) shall constitute the County's acceptance of the proposal or a binding commitment on behalf of the County to enter into a contract with such vendor(s), as any binding arrangement must be set forth in the contract signed by both parties and is subject to all requisite approvals.
5. **Additional Information.** The County may award a contract based upon offers received without discussion of such offers with the Proposers. Each offer, therefore, should be submitted in the most favorable terms that the Proposers can offer the County from a price and technical standpoint. However, the County reserves the right to request additional data or oral discussions or presentations in support of written proposals from any and all of the Proposers. In addition, the County reserves the right to make on-site visits to the Proposer's place of business to assess and/or evaluate Proposer's qualifications.
6. **Disclosure of Proposal Contents.** The County will withhold proposals submitted under this RFP from disclosure, unless otherwise required by law, including, but not limited to, the Freedom of Information Law ("FOIL"). Proposers shall indicate in their proposals any information they submit that they feel is exempted from disclosure under FOIL. In the event that the County determines that information is required by applicable law to be disclosed, the County will notify the Proposer in advance of such disclosure to enable the Proposer to take such action as it deems appropriate. Copies of executed contracts are not exempt from FOIL.
7. **Independent Price Determination:** By submission of its offer, the Proposers certify (and in the case of a joint offer, each party thereto certifies as to its own organization) that, in connection with procurement:
 - A. The prices in this offer have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition, as to any matters relating to such prices with any other proposer or competitor; and
 - B. Unless otherwise required by law, the prices which have been quoted in this offer have not been knowingly disclosed by the Proposers prior to award, directly or indirectly, to any other Proposer or competitor; and
 - C. No attempt has been made or will be made by the Proposer to induce any other person or firm to submit or not to submit an offer for the purpose of restricting competition; and

- D. No elected or appointed official or employee of the County shall benefit financially or materially from this contract. The County may terminate this contract if gratuities were offered or given by the Proposer or his or her agency to any such official or employee.
8. **Ownership of Information:** All materials submitted in response to this Request for Proposals will become the property of the County.
9. **Examination of Records:** In submitting a proposal, the successful Proposer agrees that the County shall have access to and the right to examine directly all pertinent documents, papers and records of the Proposer and/or any sub-proposer as related to any contract and/or subcontract resulting from this RFP until six years after final payment has been made pursuant to any contract awarded as a result of the County's acceptance of proposal.
10. **Subcontracting:** The Proposer will be responsible for the entire contract performance. The Proposer must indicate in the RFP if it intends to use a sub-contractor for any part of the work. If so, the Proposer shall identify each sub-contractor by name, business address and expertise, and must include the name(s) of the principal(s) of the subcontracting entity. A full description of the tasks to be performed by the sub-contractor must be included. The Proposer will not be permitted to subcontract any part of the contract or any of the rights and obligations thereunder without the prior written approval of the County.
11. **Negotiated Changes:** In the event that negotiated changes occur after the awarding of the contract, the same pricing policies called for in the original contract will remain in effect.
12. **Proposer Conflicts:** The Proposer shall not have provided appraisal, consulting or other real estate expert services in any capacity against the County in real property assessment or tax certiorari proceedings within a three (3) year period prior to submission of its proposal. Successful Proposers will agree not to perform such services during the term of their contract with the County.
13. **Disclaimer:** The County and its respective officers, directors, agents, members and employees make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this RFP. Further, the County does not warrant nor make any representations as to the quality, content, accuracy or completeness of the information, text, graphics, links or other facet of this RFP once it has been downloaded or printed from this or any server, and hereby disclaims any liability for technical errors or difficulties of any nature that may arise in connection with the website on which this RFP is posted, or in connection with any other electronic medium utilized by respondents or potential respondents in connection with or otherwise related to the RFP.

I. General Conditions for Proposers

1. The Proposers will be required to pay its employees a "living wage" in compliance with Nassau County Local Law No. 1-2006 (the "Living Wage Law"), if applicable, and also to pay the prevailing wage rate as published by the New York State Department of Labor, if applicable, and comply with all applicable New York State Labor Law.
2. Proposer is bound by and shall comply with the terms of Exhibit U and Exhibit EE to the Standard Clauses for Nassau County Contracts, attached hereto as Appendix E, which are hereby made a part hereof, if the proposers would be considered "county contractors", as defined in those exhibits, if awarded this contract.
3. The contract shall provide that in the event of any material misrepresentation by the Proposer contained in its proposal, County shall have the right to immediately terminate the agreement. It shall also provide that in the event the Proposer or any of its principals are convicted of a misdemeanor or felony during the term of the agreement, that the County shall also have the right to terminate the agreement.

J. Additional Demonstrative Materials

Parties are encouraged to provide as much additional material and detail as possible to completely describe and demonstrate the Proposal.

K. Award of Contract

The County shall select a firm by means of a Notice of Award issued by the RFP Evaluation Committee. Neither the selection of a firm nor the issuance of a Notice of Award shall constitute the County's acceptance of the proposal or a binding commitment on behalf of the County to enter into a contract with the firm, as any binding arrangement must be set forth in definitive documentation signed by both parties and shall be subject to all requisite approvals.

L. Protest Policy

As indicated in Section F, all questions or concerns regarding this RFP must be directed to the designated contact person. If a Proposer believes that a concern has not been satisfactorily addressed, it may request a copy of the Vendor Protest Procedure from the designated contact person.

**APPENDIX A
COST PROPOSAL**

DELIVERABLE	RATE	# Parcels	COST
Project Management		419,484	
Data Management		419,484	
Public Relations		419,484	
Property Inventory, Review		419,484	
Sale File Development and Edits		419,484	
Neighborhood Analysis/Delineation/Refinement		419,484	
Assessment Modeling and Review		419,484	
- Residential		360,678	
- Commercial		58,806	
Recalibration of Assessment Roll & Review		419,484	
Trending and LOA Analysis		419,484	
Provide Support Documentation		419,484	
Total Cost			

The undersigned hereby certifies his or her compliance with the following:

"NON-COLLUSIVE PROPOSAL CERTIFICATION"

By submission of this Proposal, each proposer and each person signing on behalf of any other proposer certifies, and in the case of a joint Proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his or her knowledge and belief:

- A. The prices of this Proposal have been arrived at independently without collusion, consultation, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other proposer or with any competitor; and
- B. Unless otherwise required by law, the prices which have been quoted in this Proposal have not been knowingly disclosed by the proposer and will not knowingly be disclosed by the proposer prior to opening, directly or indirectly, to any other proposer or to any competitor; and
- C. No attempt has been made or will be made by the proposer to induce any other person, partnership or corporation to submit or not to submit a Proposal for the purpose of restricting competition.

- D. The undersigned has carefully examined the Proposal and Contract Documents and agrees to perform this contract and to provide all services, labor, material and equipment necessary for this contract.

SUBMITTED BY: _____
(Signature)

PRINT NAME: _____ DATE: _____

APPENDIX B
Program Description and Staffing

Please provide a complete written description of the Proposal, including the following information:

- a. Staffing: Bios of firm principals as well as staff expected to be assigned to this project.
- b. Detail prior experience in the area of mass assessment modeling.
- c. Detail prior experience with public sector clients (similar size and scope).
- d. Detailed cover letter on the firm's letterhead indicating EIN number and the name of the parties authorized to discuss and/or enter into negotiations with Nassau County with respect this proposal.

(USE ADDITIONAL SHEETS IF NECESSARY)

APPROVED AND SUBMITTED BY: _____

(Signature)

PRINT NAME: _____ DATE: _____

APPENDIX C

Business History Form

The contract shall be awarded to the responsible proposer who, at the discretion of the County, taking into consideration the reliability of the proposer and the capacity of the proposer to perform the services required by the County, offers the best value to the County and who will best promote the public interest.

In addition to the submission of proposals, each proposer shall complete and submit this questionnaire. The questionnaire shall be filled out by the owner of a sole proprietorship or by an authorized representative of the firm, corporation or partnership submitting the Proposal.

(USE ADDITIONAL SHEETS IF NECESSARY TO FULLY ANSWER THE FOLLOWING QUESTIONS).

Date: _____

1) Proposer's Legal Name: _____

2) Address of Place of Business: _____

List all other business addresses used within last five years:

3) Mailing Address (if different): _____

Phone: _____

Does the business own or rent its facilities? _____

4) Dun and Bradstreet number: _____

5) Federal I.D. Number: _____

6) The proposer is a (check one): _____ Sole Proprietorship _____ Partnership _____ Corporation _____
Other (Describe) _____

7) Does this business share office space, staff, or equipment expenses with any other business?
Yes _____ No _____ If Yes, please provide details: _____

8) Does this business control one or more other businesses? Yes _____ No _____ If Yes, please provide details: _____

9) Does this business have one or more affiliates, and/or is it a subsidiary of, or controlled by, any other business? Yes _____ No _____ If Yes, provide details: _____

10) Has the proposer ever had a bond or surety cancelled or forfeited, or a contract with Nassau County or any other government entity terminated? Yes _____ No _____ If Yes, state the name of bonding agency, (if a bond), date, amount of bond and reason for such cancellation or forfeiture: or details

APPENDIX C

regarding the termination (if a contract). _____

11) Has the proposer, during the past seven years, been declared bankrupt? Yes ___ No ___ If Yes, state date, court jurisdiction, amount of liabilities and amount of assets _____

12) In the past five years, has this business and/or any of its owners and/or officers and/or any affiliated business, been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency? And/or, in the past 5 years, have any owner and/or officer of any affiliated business been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency, where such investigation was related to activities performed at, for, or on behalf of an affiliated business. Yes ___ No ___ If Yes, provide details for each such investigation. _____

13) In the past five years, has this business and/or any of its owners and/or officers and/or any affiliated business been the subject of an investigation by any government agency, including but not limited to federal, state and local regulatory agencies? And/or, in the past 5 years, has any owner and/or officer of an affiliated business been the subject of an investigation by any government agency, including but not limited to federal, state and local regulatory agencies, for matters pertaining to that individual's position at or relationship to an affiliated business. Yes ___ No ___ If Yes, provide details for each such investigation. _____

14) Has any current or former director, owner or officer or managerial employee of this business had, either before or during such person's employment, or since such employment if the charges pertained to events that allegedly occurred during the time of employment by the submitting business, and allegedly related to the conduct of that business:

a) Any felony charge pending? No ___ Yes ___ If Yes, provide details for each such charge. _____

b) Any misdemeanor charge pending? No ___ Yes ___ If Yes, provide details for each such charge. _____

c) In the past ten years, you been convicted, after trial or by plea, of any felony and/or any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? No ___ Yes ___ If Yes, provide details for each such conviction _____

d) In the past five years, been convicted, after trial or by plea, of a misdemeanor? No ___ Yes ___ If Yes, provide details for each such conviction. _____

APPENDIX C

e) In the past five years, been found in violation of any administrative, statutory, or regulatory provisions? No ____ Yes ____ If Yes, provide details for each such occurrence. _____

15) In the past five years, has this business or any of its owners or officers, or any other affiliated business had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? No ____ Yes ____; If Yes, provide details for each such instance. _____

16) For the past five tax years, has this business failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? No ____ Yes ____ If Yes, provide details for each such year. Provide a detailed response to all questions checked 'YES'. If you need more space, photocopy the appropriate page and attach it to the questionnaire. _____

Provide a detailed response to all questions checked "YES". If necessary, use additional sheets.

17) Conflict of Interest:

a) Please disclose:

(i) Any material financial relationships that your firm or any firm employee has that may create a conflict of interest or the appearance of a conflict of interest in acting as collection agent on behalf of Nassau County.

(ii) Any family relationship that any employee of your firm has with any County public servant that may create a conflict of interest or the appearance of a conflict of interest in acting as collection agent on behalf of Nassau County.

(iii) Any other matter that your firm believes may create a conflict of interest or the appearance of a conflict of interest in acting as a collection agent on behalf of Nassau County.

b) Please describe any procedures your firm has, or would adopt, to assure the County that a conflict of interest would not exist for your firm in the future.

APPENDIX C

Attachments to Business History Form

Please provide any other information which would be appropriate and helpful in determining the Proposer's capacity and reliability to perform these services.

- A. Include a resume or detailed description of the Proposer's professional qualifications, demonstrating extensive experience in your profession. Any prior similar experiences, and the results of these experiences, must be identified.

Should the proposer be other than an individual, the Proposal should include:

- i) Date of formation;
- ii) Name, addresses, and position of all persons having a financial interest in the company, including shareholders, members, general or limited partner;
- iii) Name, address and position of all officers and directors of the company;
- iv) State of incorporation (if applicable);
- v) The number of employees in the firm;
- vi) Annual revenue of firm;
- vii) Summary of relevant accomplishments
- viii) Copies of all state and local licenses and permits.

- B. Indicate number of years in business.

- C. Provide any other information which would be appropriate and helpful in determining the Proposer's capacity and reliability to perform these services.

- D. Provide names and addresses for no fewer than three references for whom the Proposer has provided similar services or who are qualified to evaluate the Proposer's capability to perform this work.

Company _____

Contact Person _____

Address _____

City/State _____

Telephone _____

Fax # _____

E-Mail Address _____

APPENDIX C

(

Company _____

Contact Person _____

Address _____

City/State _____

Telephone _____

Fax # _____

E-Mail Address _____

(

Company _____

Contact Person _____

Address _____

City/State _____

Telephone _____

Fax # _____

E-Mail Address _____

APPENDIX C

CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, _____, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this _____ day of _____ 2013

Notary Public

Name of submitting business: _____

By: _____
Print name

Signature

Title

_____/_____/_____
Date

APPENDIX D

PRINCIPAL QUESTIONNAIRE FORM

All questions on these questionnaires must be answered and the answers typewritten or printed in ink. If you need more space to answer any question, please use additional sheets.

COMPLETE THIS QUESTIONNAIRE CAREFULLY AND COMPLETELY. FAILURE TO SUBMIT A COMPLETE QUESTIONNAIRE MAY MEAN THAT YOUR BID OR PROPOSAL WILL BE REJECTED AS NON-RESPONSIVE AND IT WILL NOT BE CONSIDERED FOR AWARD

1. Principal Name _____
Date of birth ____/____/____
Home address _____
City/state/zip _____
Business address _____
City/state/zip _____
Telephone _____
Other present address(es) _____
City/state/zip _____
Telephone _____
List of other addresses and telephone numbers attached _____
2. Positions held in submitting business and starting date of each (check all applicable)
President ____/____/____ Treasurer ____/____/____
Chairman of Board ____/____/____ Shareholder ____/____/____
Chief Exec. Officer ____/____/____ Secretary ____/____/____
Chief Financial Officer ____/____/____ Partner ____/____/____
Vice President ____/____/____
(Other) _____
3. Do you have an equity interest in the business submitting the questionnaire?
NO ____ YES ____ If Yes, provide details.
4. Are there any outstanding loans, guarantees or any other form of security or lease or any other type of contribution made in whole or in part between you and the business submitting the questionnaire? NO ____ YES ____ If Yes, provide details.
5. Within the past 3 years, have you been a principal owner or officer of any business or not-for-profit organization other than the one submitting the questionnaire? NO ____ YES ____; If Yes, provide details.
6. Has any governmental entity awarded any contracts to a business or organization listed in Section 5 in the past 3 years while you were a principal owner or officer? NO ____ YES ____ If Yes, provide details.

APPENDIX D

NOTE: An affirmative answer is required below whether the sanction arose automatically, by operation of law, or as a result of any action taken by a government agency.

Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.

7. In the past 5 years, have you and/or any affiliated businesses or not-for-profit organizations listed in Section 5 in which you have been a principal owner or officer:

- a. Been debarred by any government agency from entering into contracts with that agency? NO ____ YES ____ If Yes, provide details for each such instance.
- b. Been declared in default and/or terminated for cause on any contract, and/or had any contract cancelled for cause? NO ____ YES ____ If Yes, provide details for each such instance.
- c. Been denied the award of a contract and/or the opportunity to bid on a contract, including, but not limited to, failure to meet pre-qualification standards? NO ____ YES ____ If Yes, provide details for each such instance.
- d. Been suspended by any government agency from entering into any contract with it; and/or is any action pending that could formally debar or otherwise affect such business's ability to bid or propose on contract? NO ____ YES ____ If Yes, provide details for each such instance.

8. Have any of the businesses or organizations listed in response to Question 5 filed a bankruptcy petition and/or been the subject of involuntary bankruptcy proceedings during the past 7 years, and/or for any portion of the last 7 year period, been in a state of bankruptcy as a result of bankruptcy proceedings initiated more than 7 years ago and/or is any such business now the subject of any pending bankruptcy proceedings, whenever initiated? If 'Yes', provide details for each such instance. (Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.)

- a) Is there any felony charge pending against you? NO ____ YES ____ If Yes, provide details for each such charge.
- b) Is there any misdemeanor charge pending against you? NO ____ YES ____ If Yes, provide details for each such charge.
- c) Is there any administrative charge pending against you? NO ____ YES ____ If Yes, provide details for each such charge.
- d) In the past 10 years, have you been convicted, after trial or by plea, of any felony, or of any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? NO ____ YES ____ If Yes, provide details for each such conviction.
- e) In the past 5 years, have you been convicted, after trial or by plea, of a misdemeanor? NO ____ YES ____ If Yes, provide details for each such conviction.
- f) In the past 5 years, have you been found in violation of any administrative or statutory charges? NO ____ YES ____ If Yes, provide details for each such occurrence.

APPENDIX D

9. In addition to the information provided in response to the previous questions, in the past 5 years, have you been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency and/or the subject of an investigation where such investigation was related to activities performed at, for, or on behalf of the submitting business entity and/or an affiliated business listed in response to Question 5? NO ____ YES ____ If Yes, provide details for each such investigation.
10. In addition to the information provided, in the past 5 years has any business or organization listed in response to Question 5, been the subject of a criminal investigation and/or a civil anti-trust investigation and/or any other type of investigation by any government agency, including but not limited to federal, state, and local regulatory agencies while you were a principal owner or officer? NO ____ YES ____ If Yes; provide details for each such investigation.
11. In the past 5 years, have you or this business, or any other affiliated business listed in response to Question 5 had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? NO ____ YES ____ If Yes; provide details for each such instance.
12. For the past 5 tax years, have you failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? NO ____ YES ____ If Yes, provide details for each such year.

APPENDIX D

CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, _____, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this day of 2015

Notary Public

Name of submitting business

Print name

Signature

Title

_____/_____/_____
Date

APPENDIX E

STANDARD CLAUSES FOR NASSAU COUNTY CONTRACTS

STANDARD CLAUSES FOR NASSAU COUNTY CONTRACTS

1. **Independent Contractor.** The Contractor is an independent contractor of the County. The Contractor shall not, nor shall any officer, director, employee, servant, agent or independent contractor of the Contractor (a "Contractor Agent"), be (i) deemed a County employee, (ii) commit the County to any obligation, or (iii) hold itself, himself, or herself out as a County employee or Person with the authority to commit the County to any obligation. As used in this Agreement the word "Person" means any individual person, entity (including partnerships, corporations and limited liability companies), and government or political subdivision thereof (including agencies, bureaus, offices and departments thereof).

2. **No Arrears or Default.** The Contractor is not in arrears to the County upon any debt or contract and it is not in default as surety, contractor, or otherwise upon any obligation to the County, including any obligation to pay taxes to, or perform services for or on behalf of, the County.

3. **Compliance with Law.** (a) **Generally.** The Contractor shall comply with any and all applicable Federal, State and local Laws, including, but not limited to those relating to conflicts of interest, human rights, a living wage, disclosure of information and vendor registration in connection with its performance under this Agreement. In furtherance of the foregoing, the Contractor is bound by and shall comply with the terms of Appendix EE attached hereto and with the County's registration protocol. As used in this Agreement the word "Law" includes any and all statutes, local laws, ordinances, rules, regulations, applicable orders, and/or decrees, as the same may be amended from time to time, enacted, or adopted.

(b) **Nassau County Living Wage Law.** Pursuant to LL 1-2006, as amended, and to the extent that a waiver has not been obtained in accordance with such law or any rules of the County Executive, the Contractor agrees as follows:

- (i) Contractor shall comply with the applicable requirements of the Living Wage Law, as amended;
- (ii) Failure to comply with the Living Wage Law, as amended, may constitute a material breach of this Agreement, such breach being determined solely by the County. Contractor has the right to cure such breach within thirty days of receipt of notice of breach from the County. In the event that such breach is not timely cured, the County may terminate this Agreement as well as exercise any other rights available to the County under applicable law.
- (iii) On a yearly basis, Contractor shall provide the County with any material changes to its Certificate of Compliance, attached to this Agreement as Appendix L.

(c) **Records Access.** The parties acknowledge and agree that all records, information, and data ("Information") acquired in connection with performance or administration of this Agreement shall be used and disclosed solely for the purpose of performance and administration of the contract or as required by law. The Contractor acknowledges that Contractor Information in the County's possession may be subject to disclosure under Article 6 of the New York State Public Officer's Law ("Freedom of Information Law" or "FOIL"). In the event that such a request for disclosure is made, the County shall make reasonable efforts to notify the Contractor of such request prior to disclosure of the Information so that the Contractor may take such action as it deems appropriate.

APPENDIX E

4. Minimum Service Standards. Regardless of whether required by Law:

- (a) The Contractor shall, and shall cause Contractor Agents to, conduct its, his or her activities in connection with this Agreement so as not to endanger or harm any Person or property.
- (b) The Contractor shall deliver services under this Agreement in a professional manner consistent with the best practices of the industry in which the Contractor operates. The Contractor shall take all actions necessary or appropriate to meet the obligation described in the immediately preceding sentence, including obtaining and maintaining, and causing all Contractor Agents to obtain and maintain, all approvals, licenses, and certifications ("Approvals") necessary or appropriate in connection with this Agreement.

6. Indemnification; Defense; Cooperation.

- (a) The Contractor shall be solely responsible for and shall indemnify and hold harmless the County, its officers, employees, and agents (the "Indemnified Parties") from and against any and all liabilities, losses, costs, expenses (including, without limitation, reasonable attorneys' fees and disbursements) and damages ("Losses"), arising out of or in connection with any acts or omissions of the Contractor or a Contractor Agent, regardless of whether taken pursuant to or authorized by this Agreement and regardless of whether due to negligence, fault, or default, including Losses in connection with any threatened investigation, litigation or other proceeding or preparing a defense to or prosecuting the same; provided, however, that the Contractor shall not be responsible for that portion, if any, of a Loss that is caused by the negligence of the County.
- (b) The Contractor shall, upon the County's demand and at the County's direction, promptly and diligently defend, at the Contractor's own risk and expense, any and all suits, actions, or proceedings which may be brought or instituted against one or more Indemnified Parties for which the Contractor is responsible under this Section and the Contractor shall pay and satisfy any judgment, decree, loss or settlement in connection therewith.
- (c) The Contractor shall, and shall cause Contractor Agents to, cooperate with the County in connection with the investigation, defense or prosecution of any action, suit or proceeding in connection with this Agreement.
- (d) The provisions of this Section shall survive the termination of this Agreement.

APPENDIX E

6. Insurance.

(a) Types and Amounts. The Contractor shall obtain and maintain throughout the term of this Agreement, at its own expense: (i) one or more policies for commercial general liability insurance, which policy(ies) shall name "Nassau County" as an additional insured and have a minimum single combined limit of liability of not less than two million dollars (\$2,000,000) per occurrence, (ii) if contracting in whole or part to provide professional services, one or more policies for professional liability insurance, which policy(ies) shall have a minimum single combined limit liability of not less than one million dollars (\$1,000,000) per claim, (iii) compensation insurance for the benefit of the Contractor's employees ("Workers' Compensation Insurance"), which insurance is in compliance with the New York State Workers' Compensation Law, and (iv) such additional insurance, including, without limitation, builder's all risk, if applicable, automobile liability insurance and umbrella liability insurance, as the County may from time to time specify.

(b) Acceptability; Deductibles; Subcontractors. All insurance obtained and maintained by the Contractor pursuant to this Agreement shall be (i) written by one or more commercial insurance carriers licensed or authorized to do business in New York State and acceptable to the County; and (ii) in form and substance acceptable to the County. The Contractor shall be solely responsible for the payment of all deductibles to which such policies are subject. The Contractor shall require any subcontractor hired in connection with this Agreement to carry insurance with the same limits and provisions required to be carried by the Contractor under this Agreement.

(c) Delivery; Coverage Change; No Inconsistent Action. Prior to the execution of this Agreement, copies of current certificates of insurance evidencing the insurance coverage required by this Agreement shall be delivered to the County Attorney's Office. Not less than thirty (30) days prior to the date of any expiration or renewal of, or actual, proposed or threatened reduction or cancellation of coverage under, any insurance required hereunder, the Contractor shall provide written notice to the County Attorney's Office of the same and deliver to the County Attorney's Office renewal or replacement certificates of insurance. The Contractor shall cause all insurance to remain in full force and effect throughout the term of this Agreement and shall not take any action, or omit to take any action that would suspend or invalidate any of the required coverages. The failure of the Contractor to maintain Workers' Compensation Insurance shall render this contract void and of no effect. The failure of the Contractor to maintain the other required coverages shall be deemed a material breach of this Agreement upon which the County reserves the right to consider this Agreement terminated as of the date of such failure.

7. Assignment; Amendment; Waiver; Subcontracting.

(a) This Agreement and the rights and obligations hereunder may not be in whole or part (i) assigned, transferred or disposed of, (ii) amended, (iii) waived, or (iv) subcontracted, without the prior written consent of the County Executive or his or her duly designated deputy (the "County Executive"), and any purported assignment, other disposal or modification without such prior written consent shall be null and void. The failure of a party to assert any of its rights under this Agreement, including the right to demand strict performance, shall not constitute a waiver of such rights.

8. Work Performance Liability.

The Contractor is and shall remain primarily liable for the successful completion of all work in accordance with this Agreement irrespective of whether the Contractor is using a Contractor Agent to perform some or all of the work contemplated by this Agreement, and irrespective of whether the use of such Contractor Agent has been approved by the County.

APPENDIX E

9. **Termination.** (a) Generally. This Agreement may be terminated (i) for any reason by the County upon thirty (30) days' written notice to the Contractor, (ii) for "Cause" by the County immediately upon the receipt by the Contractor of written notice of termination, (iii) upon mutual written Agreement of the County and the Contractor, and (iv) in accordance with any other provisions of this Agreement expressly addressing termination.

As used in this Agreement the word "Cause" includes: (i) a breach of this Agreement; (ii) the failure to obtain and maintain in full force and effect all Approvals required for the services described in this Agreement to be legally and professionally rendered; and (iii) the termination or impending termination of federal or state funding for the services to be provided under this Agreement.

(b) By the Contractor. This Agreement may be terminated by the Contractor if performance becomes impracticable through no fault of the Contractor, where the impracticability relates to the Contractor's ability to perform its obligations and not to a judgment as to convenience or the desirability of continued performance. Termination under this subsection shall be effected by the Contractor delivering to the commissioner or other head of the Department (the "Commissioner"), at least sixty (60) days prior to the termination date (or a shorter period if sixty days' notice is impossible), a notice stating (i) that the Contractor is terminating this Agreement in accordance with this subsection, (ii) the date as of which this Agreement will terminate, and (iii) the facts giving rise to the Contractor's right to terminate under this subsection. A copy of the notice given to the Commissioner shall be given to the Deputy County Executive who oversees the administration of the Department (the "Applicable DCE") on the same day that notice is given to the Commissioner.

(c) Contractor Assistance upon Termination. In connection with the termination or impending termination of this Agreement the Contractor shall, regardless of the reason for termination, take all actions reasonably requested by the County (including those set forth in other provisions of this Agreement) to assist the County in transitioning the Contractor's responsibilities under this Agreement. The provisions of this subsection shall survive the termination of this Agreement.

10. **Accounting Procedures; Records.** The Contractor shall maintain and retain, for a period of six (6) years following the later of termination of or final payment under this Agreement, complete and accurate records, documents, accounts and other evidence, whether maintained electronically or manually ("Records"), pertinent to performance under this Agreement. Records shall be maintained in accordance with Generally Accepted Accounting Principles and, if the Contractor is a non-profit entity, must comply with the accounting guidelines set forth in the federal Office of Management & Budget Circular A-122, "Cost Principles for Non-Profit Organizations." Such Records shall at all times be available for audit and inspection by the County Comptroller, the County Attorney's Office, any other governmental authority with jurisdiction over the provision of services hereunder and/or the payment therefore, and any of their duly designated representatives. The provisions of this Section shall survive the termination of this Agreement.

11. **Limitations on Actions and Special Proceedings Against the County.** No action or special proceeding shall lie or be prosecuted or maintained against the County upon any claims arising out of or in connection with this Agreement unless:

(a) Notice. At least thirty (30) days prior to seeking relief the Contractor shall have presented the demand or claim(s) upon which such action or special proceeding is based in writing to the Applicable DCE for adjustment and the County shall have neglected or refused to make an adjustment or payment on the demand or claim for thirty (30) days after presentment. The Contractor shall send or deliver copies of the documents presented to the Applicable DCE under this Section to each of (i) the Department and the (ii)

APPENDIX E

the County Attorney (at the address specified above for the County) on the same day that documents are sent or delivered to the Applicable DCE. The complaint or necessary moving papers of the Contractor shall allege that the above-described actions and inactions preceded the Contractor's action or special proceeding against the County.

(b) Time Limitation. Such action or special proceeding is commenced within the earlier of (i) one (1) year of the first to occur of (A) final payment under or the termination of this Agreement, and (B) the accrual of the cause of action, and (ii) the time specified in any other provision of this Agreement.

12. Consent to Jurisdiction and Venue; Governing Law. Unless otherwise specified in this Agreement or required by Law, exclusive original jurisdiction for all claims or actions with respect to this Agreement shall be in the Supreme Court in Nassau County in New York State and the parties expressly waive any objections to the same on any grounds, including venue and forum non convenes. This Agreement is intended as a contract under, and shall be governed and construed in accordance with, the Laws of New York State, without regard to the conflict of laws provisions thereof.

13. All Legal Provisions Deemed Included; Severability; Supremacy; Construction.

(a) Every provision required by Law to be inserted into or referenced by this Agreement is intended to be a part of this Agreement. If any such provision is not inserted or referenced or is not inserted or referenced in correct form then (i) such provision shall be deemed inserted into or referenced by this Agreement for purposes of interpretation and (ii) upon the application of either party this Agreement shall be formally amended to comply strictly with the Law, without prejudice to the rights of either party.

(b) In the event that any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) In the event of a conflict between the terms and conditions of the contract, including any and all attachments thereto and amendments thereof, and the terms of this Appendix A, the terms of this Appendix A shall control.

(d) Each party has cooperated in the negotiation and preparation of this Agreement, so if any construction is made of the Agreement it shall not be construed against either party as drafter.

14. Administrative Service Charge. The Contractor agrees to pay the County an administrative service charge of _____ dollars (\$_____) for the processing of this Agreement pursuant to Ordinance Number 74-1979, as amended by Ordinance Number 201-2001. The administrative service charge shall be due and payable to the County by the Contractor upon signing this Agreement.

<u>Value of contract:</u>	<u>Administrative fee:</u>
\$0 - \$5,000	\$0
\$5,001 - \$50,000	\$160
\$50,001 - \$ 100,000	\$266
\$100,001 or more	\$533

APPENDIX E

15. Executory Clause. Notwithstanding any other provision of this Agreement:

(a) Approval and Execution. The County shall have no liability under this Agreement (including any extension or other modification of this Agreement) to any Person unless (i) all County approvals have been obtained, including, if required, approval by the County Legislature, and (ii) this Agreement has been executed by the County Executive (as defined in this Agreement).

(b) Availability of Funds. The County shall have no liability under this Agreement (including any extension or other modification of this Agreement) to any Person beyond funds appropriated or otherwise lawfully available for this Agreement, and, if any portion of the funds for this Agreement are from the State and/or federal governments, then beyond funds available to the County from the State and/or federal governments.

EXHIBIT U

Appendix EE

Equal Employment Opportunities for Minorities and Women

The provisions of this Appendix EE are hereby made a part of the document to which it is attached.

The Contractor shall comply with all federal, State and local statutory and constitutional anti-discrimination provisions. In addition, Local Law No. 14-2002, entitled "Participation by Minority Group Members and Women in Nassau County Contracts," governs all County Contracts as defined herein and solicitations for bids or proposals for County Contracts. In accordance with Local Law 14-2002:

- (a) The Contractor shall not discriminate against employees or applicants for employment because of race, creed, color, national origin, sex, age, disability or marital status in recruitment, employment, job assignments, promotions, upgradings, demotions, transfers, layoffs, terminations, and rates of pay or other forms of compensation. The Contractor will undertake or continue existing programs related to recruitment, employment, job assignments, promotions, upgradings, transfers, and rates of pay or other forms of compensation to ensure that minority group members and women are afforded equal employment opportunities without discrimination.
- (b) At the request of the County contracting agency, the Contractor shall request each employment agency, labor union, or authorized representative of workers with which it has a collective bargaining or other agreement or understanding, to furnish a written statement that such employment agency, union, or representative will not discriminate on the basis of race, creed, color, national origin, sex, age, disability, or marital status and that such employment agency, labor union, or representative will affirmatively cooperate in the implementation of the Contractor's obligations herein.
- (c) The Contractor shall state, in all solicitations or advertisements for employees, that, in the performance of the County Contract, all qualified applicants will be afforded equal employment opportunities without discrimination because of race, creed, color, national origin, sex, age, disability or marital status.
- (d) The Contractor shall make best efforts to solicit active participation by certified minority or women-owned business enterprises ("Certified M/WBEs") as defined in Section 101 of Local Law No. 14-2002, for the purpose of granting of Subcontracts.
- (e) The Contractor shall, in its advertisements and solicitations for Subcontractors, indicate its interest in receiving bids from Certified M/WBEs and the requirement that Subcontractors must be equal opportunity employers.
- (f) Contractors must notify and receive approval from the respective Department Head prior to issuing any Subcontracts and, at the time of requesting such authorization, must submit a signed Best Efforts Checklist.
- (g) Contractors for projects under the supervision of the County's Department of Public Works shall also submit a utilization plan listing all proposed Subcontractors so that, to the greatest extent feasible, all Subcontractors will be approved prior to commencement of work. Any additions or changes to the list of subcontractors under the utilization plan shall be approved by the Commissioner of the Department of Public Works when made. A copy of the utilization plan any additions or changes thereto shall be submitted by the Contractor to the Office of Minority Affairs simultaneously with the submission to the Department of Public Works.

- (h) At any time after Subcontractor approval has been requested and prior to being granted, the contracting agency may require the Contractor to submit Documentation Demonstrating Best Efforts to Obtain Certified Minority or Women-owned Business Enterprises. In addition, the contracting agency may require the Contractor to submit such documentation at any time after Subcontractor approval when the contracting agency has reasonable cause to believe that the existing Best Efforts Checklist may be inaccurate. Within ten working days (10) of any such request by the contracting agency, the Contractor must submit Documentation.
- (i) In the case where a request is made by the contracting agency or a Deputy County Executive acting on behalf of the contracting agency, the Contractor must, within two (2) working days of such request, submit evidence to demonstrate that it employed Best Efforts to obtain Certified M/WBE participation through proper documentation.
- (j) Award of a County Contract alone shall not be deemed or interpreted as approval of all Contractor's Subcontracts and Contractor's fulfillment of Best Efforts to obtain participation by Certified M/WBEs.
- (k) A Contractor shall maintain Documentation Demonstrating Best Efforts to Obtain Certified Minority or Women-owned Business Enterprises for a period of six (6) years. Failure to maintain such records shall be deemed failure to make Best Efforts to comply with this Appendix EE, evidence of false certification as M/WBE compliant or considered breach of the County Contract.
- (l) The Contractor shall be bound by the provisions of Section 109 of Local Law No. 14-2002 providing for enforcement of violations as follows:
 - a. Upon receipt by the Executive Director of a complaint from a contracting agency that a County Contractor has failed to comply with the provisions of Local Law No. 14-2002, this Appendix EE or any other contractual provisions included in furtherance of Local Law No. 14-2002, the Executive Director will try to resolve the matter.
 - b. If efforts to resolve such matter to the satisfaction of all parties are unsuccessful, the Executive Director shall refer the matter, within thirty days (30) of receipt of the complaint, to the American Arbitration Association for proceeding thereon.
 - c. Upon conclusion of the arbitration proceedings, the arbitrator shall submit to the Executive Director his recommendations regarding the imposition of sanctions, fines or penalties. The Executive Director shall either (i) adopt the recommendation of the arbitrator (ii) determine that no sanctions, fines or penalties should be imposed or (iii) modify the recommendation of the arbitrator, provided that such modification shall not expand upon any sanction recommended or impose any new sanction, or increase the amount of any recommended fine or penalty. The Executive Director, within ten days (10) of receipt of the arbitrator's award and recommendations, shall file a determination of such matter and shall cause a copy of such determination to be served upon the respondent by personal service or by certified mail return receipt requested. The award of the arbitrator, and the fines and penalties imposed by the Executive Director, shall be final determinations and may only be vacated or modified as provided in the civil practice law and rules ("CPLR").
- (m) The contractor shall provide contracting agency with information regarding all subcontracts awarded under any County Contract, including the amount of compensation paid to each Subcontractor and shall complete all forms provided by the Executive Director or the Department Head relating to subcontractor utilization and efforts to obtain M/WBE participation.

Failure to comply with provisions (a) through (m) above, as ultimately determined by the Executive Director, shall be a material breach of the contract constituting grounds for immediate termination. Once a final determination of failure to comply has been reached by the Executive Director, the determination of whether to terminate a contract shall rest with the Deputy County Executive with oversight responsibility for the contracting agency.

Provisions (a), (b) and (c) shall not be binding upon Contractors or Subcontractors in the performance of work or the provision of services or any other activity that are unrelated, separate, or distinct from the County Contract as expressed by its terms.

The requirements of the provisions (a), (b) and (c) shall not apply to any employment or application for employment outside of this County or solicitations or advertisements therefor or any existing programs of affirmative action regarding employment outside of this County and the effect of contract provisions required by these provisions (a), (b) and (c) shall be so limited.

The Contractor shall include provisions (a), (b) and (c) in every Subcontract in such a manner that these provisions shall be binding upon each Subcontractor as to work in connection with the County Contract.

As used in this Appendix EE the term "Best Efforts Checklist" shall mean a list signed by the Contractor, listing the procedures it has undertaken to procure Subcontractors in accordance with this Appendix EE.

As used in this Appendix EE the term "County Contract" shall mean (i) a written agreement or purchase order instrument, providing for a total expenditure in excess of twenty-five thousand dollars (\$25,000), whereby a County contracting agency is committed to expend or does expend funds in return for labor, services, supplies, equipment, materials or any combination of the foregoing, to be performed for, or rendered or furnished to the County; or (ii) a written agreement in excess of one hundred thousand dollars (\$100,000), whereby a County contracting agency is committed to expend or does expend funds for the acquisition, construction, demolition, replacement, major repair or renovation of real property and improvements thereon. However, the term "County Contract" does not include agreements or orders for the following services: banking services, insurance policies or contracts, or contracts with a County contracting agency for the sale of bonds, notes or other securities.

As used in this Appendix EE the term "County Contractor" means an individual, business enterprise, including sole proprietorship, partnership, corporation, not-for-profit corporation, or any other person or entity other than the County, whether a contractor, licensor, licensee or any other party, that is (i) a party to a County Contract, (ii) a bidder in connection with the award of a County Contract, or (iii) a proposed party to a County Contract, but shall not include any Subcontractor.

As used in this Appendix EE the term "County Contractor" shall mean a person or firm who will manage and be responsible for an entire contracted project.

As used in this Appendix EE "Documentation Demonstrating Best Efforts to Obtain Certified Minority or Women-owned Business Enterprises" shall include, but is not limited to the following:

- a. Proof of having advertised for bids, where appropriate, in minority publications, trade newspapers/notices and magazines, trade and union publications, and publications of general circulation in Nassau County and surrounding areas or having verbally solicited M/WBEs whom the County Contractor reasonably believed might have the qualifications to do the work. A copy of the advertisement, if used, shall be included to demonstrate that it contained language indicating that the County Contractor welcomed bids and quotes from M/WBE Subcontractors. In addition, proof of the date(s) any such advertisements

appeared must be included in the Best Effort Documentation. If verbal solicitation is used, a County Contractor's affidavit with a notary's signature and stamp shall be required as part of the documentation.

- b. Proof of having provided reasonable time for M/WBE Subcontractors to respond to bid opportunities according to industry norms and standards. A chart outlining the schedule/time frame used to obtain bids from M/WBEs is suggested to be included with the Best Effort Documentation
- c. Proof or affidavit of follow-up of telephone calls with potential M/WBE subcontractors encouraging their participation. Telephone logs indicating such action can be included with the Best Effort Documentation
- d. Proof or affidavit that M/WBE Subcontractors were allowed to review bid specifications, blue prints and all other bid/RFP related items at no charge to the M/WBEs, other than reasonable documentation costs incurred by the County Contractor that are passed onto the M/WBE.
- e. Proof or affidavit that sufficient time prior to making award was allowed for M/WBEs to participate effectively, to the extent practicable given the timeframe of the County Contract.
- f. Proof or affidavit that negotiations were held in good faith with interested M/WBEs, and that M/WBEs were not rejected as unqualified or unacceptable without sound business reasons based on (1) a thorough investigation of M/WBE qualifications and capabilities reviewed against industry custom and standards and (2) cost of performance. The basis for rejecting any M/WBE deemed unqualified by the County Contractor shall be included in the Best Effort Documentation
- g. If an M/WBE is rejected based on cost, the County Contractor must submit a list of all sub-bidders for each item of work solicited and their bid prices for the work.
- h. The conditions of performance expected of Subcontractors by the County Contractor must also be included with the Best Effort Documentation
- i. County Contractors may include any other type of documentation they feel necessary to further demonstrate their Best Efforts regarding their bid documents.

As used in this Appendix EE the term "Executive Director" shall mean the Executive Director of the Nassau County Office of Minority Affairs; provided, however, that Executive Director shall include a designee of the Executive Director except in the case of final determinations issued pursuant to Section (a) through (l) of these rules.

As used in this Appendix EE the term "Subcontract" shall mean an agreement consisting of part or parts of the contracted work of the County Contractor.

As used in this Appendix EE, the term "Subcontractor" shall mean a person or firm who performs part or parts of the contracted work of a prime contractor providing services, including construction services, to the County pursuant to a county contract. Subcontractor shall include a person or firm that provides labor, professional or other services, materials or supplies to a prime contractor that are necessary for the prime contractor to fulfill its obligations to provide services to the County pursuant to a county contract. Subcontractor shall not include a supplier of materials to a contractor who has contracted to provide goods but no services to the County, nor a supplier of incidental materials to a contractor, such as office supplies, tools and other items of nominal cost that are utilized in the performance of a service contract.

Provisions requiring contractors to retain or submit documentation of best efforts to utilize certified subcontractors and requiring Department head approval prior to subcontracting shall not apply to inter-governmental agreements. In addition, the tracking of expenditures of County dollars by not-for-profit corporations, other municipalities, States, or the federal government is not required.

Contract Appendix L
Certificate of Compliance

In compliance with Local Law 1-2006, as amended, the Proposer/Bidder hereby certifies the following:

1. The chief executive officer of the Proposer/Bidder is:

_____ (Name)

_____ (Address)

_____ (Telephone Number)

2. The Proposer/Bidder agrees to comply with the requirements of the Nassau County Living Wage Law, and with all applicable federal, state and local laws.

3. In the past five years, Proposer/Bidder _____ has _____ has not been found by a court or a government agency to have violated federal, state, or local laws regulating payment of wages or benefits, labor relations, or occupational safety and health. If a violation has been assessed by the Proposer/Bidder, describe below:

4. In the past five years, an administrative proceeding, investigation, or government body-initiated judicial action _____ has _____ has not been commenced against or relating to the Proposer/Bidder in connection with federal, state, or local laws regulating payment of wages or benefits, labor relations, or occupational safety and health. If such a proceeding, action, or investigation has been commenced, describe below:

5. Proposer/Bidder agrees to permit access to work sites and relevant payroll records by authorized County representatives for the purpose of monitoring compliance with the Living Wage Law and investigating employee complaints of noncompliance.

I hereby certify that I have read the foregoing statement and, to the best of my knowledge and belief, it is true, correct and complete. Any statement or representation made herein shall be accurate and true as of the date stated below.

Dated
Signature of Chief Executive Officer

Name of Chief Executive Officer

Sworn to before me this

_____ day of _____, 2015.

Notary Public

EXHIBIT B

Contractor Proposal dated June 8, 2015

RECEIVED _____

MICHAEL HABERMAN ASSOCIATES, INC.

125 FRONT STREET
MINEOLA, NEW YORK 11501
(516) 739-8080

PROPOSAL

**TO THE COUNTY OF NASSAU
DEPARTMENT OF ASSESSMENT**

RFP# AS0518-1509

**SYSTEMATIC REVIEW AND ANALYSIS OF
ASSESSMENTS**

**REAL PROPERTY
NON-APPRAISAL REASSESSMENT**

**NASSAU COUNTY
LONG ISLAND, NEW YORK**

June 8, 2015

2015 JUN -8 PM 2:39

NASSAU COUNTY
DEPARTMENT OF ASSESSMENT
RECEIVED

A detailed map of the state of Georgia, showing its counties and major cities. The map is oriented with the Atlantic Ocean to the east and the Florida peninsula to the south. Major cities like Atlanta, Savannah, and Augusta are labeled. The map is framed by a thick black border.



MAIN OFFICE
125 Front Street
Mineola, NY 11501
Tel (516) 739-8080 • Fax (516) 739-1810

NYC OFFICE
6 East 46th Street • 4th Floor
New York, NY 10017
(212) 732-4260

June 8, 2015

Mr. Steven L. Corte, IAO, IFAS, SRA, ASA, CSA-G
Deputy County Assessor
Nassau County Department of Assessment
240 Old Country Road, 4th Floor, Room 400
Mineola, New York 11501

RE: Proposal to Provide a Thorough Systematic Review and Analysis of the County of Nassau's Assessment System on a Tax Class Basis for the Purpose of Recalibrating the Cyclical Assessment Roll Available for the Tentative Roll of the 2019/20 Tax Year
EIN: 11-2510480

Dear Mr. Corte:

Michael Haberman Associates, Inc. (hereinafter the "Company") is pleased to submit this proposal to provide a Systematic Review of all real property on a Tax Class basis within the municipality of Nassau County. This proposal does not include the valuation of Roll Section 5 (special franchise) & 6 (utility property) properties. According to the Request For Proposal (RFP), the review is to include, but not limited to, an analysis of inventory management procedures, dynamic inventory issues relating to the effects of Super Storm Sandy, review of neighborhoods/submarket parameters of both residential and commercial properties, review and screening of sales data employed in residential valuation modeling, review and updating of economic and market data utilized in commercial valuation modeling, and evaluation of the market value output from the respective modeling systems. The Systematic Review of the County's Assessment System will be completed by year's end 2017 for the purpose of recalibrating the cyclical assessment roll on a Tax Class basis for 2019/20.

This proposal is to serve as an outline of our fees and scope of work to complete a systematic analysis for all parcels on a Tax Class basis within the County of Nassau in compliance with the standards of assessment set forth by NYS Real Property Tax Law and in accordance with the guidelines set forth by the New York State Office of Real Property Tax Services (ORPTS). The Scope of the Assignment, which will be subject to mutually agreed upon modifications, is stated below.

As will be seen in other areas of this proposal, we would like to mention some of the distinctive features of our Company.

- The Company is a full service Real Estate Consulting and Valuation firm that has been in business for 47 years. It has been performing and providing valuations, tax assessment review and litigation support to numerous municipalities for over 37 years.
- The Company has continually completed revaluations since the Nassau County reassessment completed in 2003 where it provided valuation expertise to the Cole Layer Trumble firm. The Company has recently completed revaluations for the Villages of Westbury, Farmingdale, Mineola, Sea Cliff, Lake Success, Russell Gardens, Great Neck, Williston Park and Great Neck Estates. The Great Neck Estates revaluation was our most recent project, successfully completed on schedule, providing the Village with an equitable and defensible assessment roll for the 2013/14 tax year. The Company provides Annual Updates "Non-reappraisal Reassessments / Systematic Analysis" and support for the above-mentioned municipalities including Small Claims Assessment Review proceedings on an ongoing basis. We provide the best possible assemblage of experienced real estate professionals for this project.
- In 2014 the Company was retained by the Multiple Municipal Reassessment Consortium (MMRC) of Westchester County, to act as project monitor for their county wide reassessment project. The project is currently 50% complete and proceeding on schedule with no complications or unforeseen issues. The winning proposal was submitted by Tyler Technology (f/n/a Cole Layer Trumble) providing systems and valuation methodology for the project. As an intrinsic part of the project, MHA is well versed in the Tyler computer system, which is similar to that of Nassau County's assessment administration program. This intimate knowledge will enable MHA to perform required valuation tasks without costing the County money for training or lost time.
- Nassau County currently has nine municipalities that function under Article 19, "Homestead Tax Option", which by law are required to file Adjusted Base Proportions calculations on an annual basis. Michael Haberman Associates, Inc. is the only company which has calculated and submitted to ORPTS these detailed calculations for each of the municipalities. This experience provides the Company a clear understanding of a multi-class assessment system similar to that which the County functions under.
- The Company has acted as appraisers and consultants to the Nassau County Attorney's Office in the defense of tax certiorari claims for over 34 years, in the more recent years also working with the Assessment Review Commission. This has included the appraisal of almost every property type and complexity seen in Nassau County. The Company has provided litigation support and expert testimony in defense of its value estimates over the same period.

- The Company has acted as consultants to the Nassau County Attorney's Office and Department of Assessment in defense of the Class 1 Assessment Roll for an 11 year period, additionally working with the Assessment Review Commission for two years. This has included the preparation of between 10,000 and 20,000 evaluations each year along with summary appraisal reports when applicable.
- Michael Haberman Associates, Inc. has acted as appraisers and consultants to the Town of Babylon's Department of Assessment in the defense of tax certiorari claims for over 20 years. This has included the appraisal of almost every property type and complexity seen in the Town. The Company has provided litigation support and expert testimony in defense of its value estimates over the same period. The Company also provides assistance in defending the Town's 5,500 plus small claims filings on an annual basis, providing property specific appraisals, statistical analysis and expert defense in Court.
- The Town of Huntington retained Michael Haberman Associates in 2013 to facilitate disposition of approximately 5,000 small claims filings on an annual basis.
- In 2012, after more than a year of development, Michael Haberman Associates, Inc. released its gold standard small claim valuation program. This program provides the Company the ability to value thousands of properties with consistency and fairness.

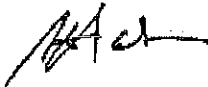
The Company's history of providing the above-mentioned services to Nassau County and other municipalities over an extended period makes us uniquely qualified to perform the RFP's stated program. Our people are highly professional and we have maintained a close successful working relationship with the County Attorney's Office, ARC and the County's Assessment Department for many years. A true indication of our resolve in providing the finest service possible is in the proven results, both on paper and by reputation.

Michael Haberman, Ronald Haberman and Thomas Donato are the parties authorized to discuss and/or enter into negotiations with Nassau County with respect to this proposal which we look forward to discussing with you at your convenience. We appreciate and thank you for your time.

We have made every attempt to respond to all of the necessary points within the RFP and we hope that you look favorably on this submission. As directed, we have included an Addendum which contains appraiser resumes with license numbers for those people available for the program. If there are any questions regarding this proposal, please do not hesitate to contact us for clarification.

Respectfully submitted,

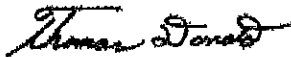
MICHAEL HABERMAN ASSOCIATES, INC.



Michael Haberman, SRPA, ASA, CSA-G
Certified General Real Estate Appraiser
State of New York – ID # 46-4496



Ronald Haberman, MAI, CSA-G
Certified General Real Estate Appraiser
State of New York – ID # 46-4499



Thomas Donato, IAQ, CSA-G
Certified General Real Estate Appraiser
State of New York – ID # 46-39299

INTRODUCTION

In response to the RFP by the County of Nassau's Department of Assessment, Michael Haberman Associates, Inc. is pleased to submit this proposal. As seen within our *Cover Letter*, we believe that our history of providing tax assessment review support to Nassau County and other municipalities for many years and providing revaluations, assessment updates and support in Small Claims Assessment Review proceedings along with general assessment department support over the last twelve years uniquely qualify us to perform the RFP's stated program.

As previously mentioned within the Cover Letter, The Company has continually completed revaluations since the Nassau County reassessment completed in 2003 where Michael Haberman Associates, Inc. provided valuation expertise to the Cole Layer Trumble firm. The Company has recently completed revaluations for the Villages of Westbury, Farmingdale, Mineola, Sea Cliff, Lake Success, Russell Gardens, Great Neck, Williston Park and Great Neck Estates. The Great Neck Estates revaluation was our most recent project, successfully completed on schedule, providing the Village with an equitable and defensible assessment roll for the 2013/14 tax year. The Company provides Annual Updates / Systematic Analysis and support for the above mentioned municipalities including statistical analysis, Adjusted Base Proportions calculations, Tax Shift Analysis and Small Claims Assessment Review proceedings on an ongoing basis. We provide the best possible assemblage of experienced real estate professionals for this project.

Summary of Reassessment Projects & Annual Updated / Systematic Analysis

<i>Municipality</i>	<i>Parcel Count</i>	<i>Date Completed</i>	<i>Update Performed</i>
<i>Nassau County</i>	<i>418,000</i>	<i>2003</i>	<i>2004-2005</i>
<i>Russell Gardens</i>	<i>283</i>	<i>2005</i>	<i>2006-current</i>
<i>Lake Success</i>	<i>978</i>	<i>2008</i>	<i>2009-current</i>
<i>Mineola</i>	<i>5,675</i>	<i>2008</i>	<i>2009-current</i>
<i>Sea Cliff</i>	<i>1,923</i>	<i>2008</i>	<i>2009-current</i>
<i>Farmingdale</i>	<i>2,299</i>	<i>2010</i>	<i>2010-current</i>
<i>Westbury</i>	<i>4,747</i>	<i>2010</i>	<i>2010-current</i>
<i>Great Neck</i>	<i>2,980</i>	<i>2011</i>	<i>2011-current</i>
<i>Williston Park</i>	<i>2,421</i>	<i>2012</i>	<i>2012</i>
<i>City of Glen Cove</i>	<i>7,749</i>		<i>2012-current</i>
<i>Great Neck Estates</i>	<i>914</i>	<i>2013</i>	<i>2013-current</i>

This proposal shall remain in effect until June 8, 2016, or for a period of one year from the date of its submission. The Company understands and agrees to all the terms, specifications and conditions of the RFP.

As seen in other sections of this proposal, the Company's principals and project manager have at least 15 years of experience in appraising a diverse variety of properties in Nassau County and have extensive experience testifying in litigated valuation matters. The Company has significant and verifiable expert witness experience within Nassau County and other municipal entities in tax certiorari and/or other litigation related matters.

The Company is totally capable of providing the Scope of Services needed for the systematic review and analysis of Nassau County's Assessment System as seen following this Introduction in a concise and defensible fashion.

The Company recognizes that it is bound by and shall comply with the terms of Exhibit U and Exhibit EE to the Standard Clauses for Nassau County Contracts, attached to the RFP as Appendix E, if the proposers would be considered "county contractors", as defined in those exhibits, if awarded this contract.

E. MANDATORY PROPOSAL RESPONSE REQUIREMENTS

As seen above, this proposal shall remain in effect until June 8, 2016, or for a period of one year from the date of its submission.

The RFP mandates that all Proposals must contain the following:

1. Cost Proposal Form attached as Appendix A.

Answer: See Appendix A following.

2. Proposed approach to the Scope of Work attached as Appendix B, containing a complete written description of proposer's Proposal.

Answer: See Appendix B following.

3. A duly completed and verified Business History Form attached as Appendix C, together with a current certified or verified financial statement and/or other commercially reliable written evidence of the proposer's credit, financial standing and capacity to perform in accordance with the terms of the Contract.

Answer: See Appendix C following which includes the latest verified financial statement.

4. All officers and any individuals who hold a ten percent (10%) or greater ownership interest in the proposer shall complete and verify the Principal Questionnaire attached as Appendix D.

Answer: See Appendix D for each of the two principals of the Company following.

5. Living Wage Law Certificate of Compliance, attached as Appendix L

Answer: See Appendix L following.

6. The Proposer's Exceptions to the RFP Requirements, if any.

Answer: The Proposer respectfully takes exception to the first sentence within the statement seen in Section H, Page 7 Paragraph 12 of the RFP entitled *Proposer Conflicts*. The sentence reads: *"The Proposer shall not have provided appraisal, consulting or other real estate expert services in any capacity against the County in real property assessment or tax certiorari proceedings within a three (3) year period prior to submission of its proposal."*

Reason for Exception: Since the Company was precluded from working for the Nassau County Attorney's office in 2009, within its normal course of business as tax assessment review experts, it has provided limited appraisal and consulting services in capacities against the County within the three year period prior to the submission of this proposal.

In May 2013, the Company received a one year contract (1/1/13 – 12/31/13) from the Nassau County Attorney's office. During December of that year, it appraised three properties including RXR Plaza in Uniondale (over a million square foot trophy office building) and the Tree Line Franklin Avenue Plaza Office Complex in Garden City, another significant property for the County. For the remainder of 2013, the Company did not engage new petitioner assignments after the County contract was signed. The Company also received a two year contract (6/17/14 – 6/16/16) from the Nassau County Department of Public Works Division of Real Estate Services. As of this date, it has appraised five properties including the Silverpoint/Sun and Surf Beach Club in Atlantic Beach and a five acre site at the S/W/C portion of the Nassau Coliseum property in Uniondale.

Offered Alternative: The Company has always maintained and will continue to maintain a strict policy regarding potential conflicts of interest or an appearance of a conflict of interest.

The Company additionally requests a waiver of this section of the RFP.

7. All submissions must be signed on the designated signature line by an officer or authorized agent of the proposing party.

Answer: All designated signature lines have been signed by a principal of the Company.

8. Additional information that you believe pertinent to the County's requirements.

Answer: Additional information can be seen within various sections of this proposal.

9. Statement proposer has registered with the County as a vendor.

Answer: The Proposer has registered with the County as a vendor.

APPENDIX A

DESCRIPTION AND PARCEL CLASSIFICATION

2014 Parcel Counts by Broad Use Property Class Code County of Nassau		
Broad Use Category	Description	Parcel Count
100	Agricultural Properties	20
200	Residential Properties	369,949
300	Vacant Land	15,424
400	Commercial Properties	24,206
500	Recreation and Entertainment Properties	923
600	Community Service Properties	6,783
700	Industrial Properties	1,274
800	Public Service Properties	4,554
900	Public Parks, Wild, Forested and Conservation Properties	561
Total Parcels in All Broad Use Categories		423,694

Class	Parcel Count	Description of Each Tax Class
I	385,886	The class of real property as defined in Article 18 of the Real Property Tax Law that includes one, two and three-family houses and residential condominiums of three stories or less and most residential vacant land.
II	6,417	The class of real property as defined in Article 18 of the Real Property Tax Law that includes apartment buildings, residential cooperatives and residential condominiums of four stories or more.
III	2,270	The class of real property as defined in Article 18 of the Real Property Tax Law that includes all public utility equipment defined as real property in state law.
IV	29,420	The class of real property as defined in Article 18 of the Real Property Tax Law that includes all properties not defined in the first three classes. This class contains primarily commercial and business properties and vacant land.

COST PROPOSAL

	Parcel Count per Tax Class			Rates		Cost per Class			Complete Project
Project Management	385,886	6,417	27,817	\$0.50	\$5.50	192,943	35,294	152,994	381,230
Data Management	385,886	6,417	27,817	\$0.75	\$1.50	289,415	9,626	41,726	340,766
		6,417							
Property Inventory, Review (desktop)	385,886	6,417	27,817	\$2.00	\$5.00	771,772	32,085	139,085	942,942
Property Inventory, Review (field review 2.5%)	9,647	160	695	\$15.00	\$25.00	144,707	4,011	17,386	166,104
Sale File Development and Edits	385,886	6,417	27,817	\$1.00	\$2.50	385,886	16,043	69,543	471,471
Neighborhood Analysis / Delineation Refinement	385,886	6,417	27,817	\$1.00	\$2.00	385,886	12,834	55,634	454,354
Street Level Images (limited to 1% of population)	3,859	64	278	\$5.00	\$5.00	19,294	321	1,391	21,006
Assessment Modeling Review									
- Residential	385,886			\$1.20		463,063			463,063
- Commercial		6,417	27,817		\$7.50		48,128	208,628	256,755
Recalibration of Assessment Roll & Review	385,886	6,417	27,817	\$1.00	\$2.00	385,886	12,834	55,634	454,354
Trending and LOA Analysis	385,886	6,417	27,817	\$1.00	\$2.00	385,886	12,834	55,634	454,354
Provide Support Documentation	385,886	6,417	27,817	\$0.50	\$3.00	192,943	19,251	83,451	295,645
Total Cost / Class						3,617,681	283,258	881,103	4,702,043
Cost / Parcel						9.38	31.68	31.68	\$11.19
						15% Discount		\$705,306	
						Discounted Fee		\$3,996,737	
						Discounted Fee / Parcel		\$9.51	

Tax Class	Fee (rounded)
Class I	\$3,620,000
Class II	205,000
Class IV	885,000
Total Project (with discount applied)	\$3,995,000

If awarded the contract in total the Company will apply a 15% discount to the Total Fee.

The undersigned hereby certifies his or her compliance with the following:

"NON-COLLUSIVE PROPOSAL CERTIFICATION"

By submission of this proposal, each Proposer and each person signing on behalf of any other Proposer certifies, and in the case of a joint proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his or her knowledge and belief:

- A. The prices of this proposal have been arrived at independently without collusion, consultation, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other Proposer or with any competitor; and
- B. Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the Proposer and will not knowingly be disclosed by the Proposer prior to opening, directly or indirectly, to any other Proposer or to any competitor; and
- C. No attempt has been made or will be made by the Proposer to induce any other person, partnership or corporation to submit or not to submit a proposal for the purpose of restricting competition.
- D. The undersigned has carefully examined the proposal and Contract Documents and agrees to perform this contract and to provide all services, labor, material and equipment necessary for this contract.

SUBMITTED BY: _____

PRINT NAME: _____

(Signature)

DATE: _____

APPENDIX B

Program Description and Staffing

Please provide a complete written description of the Proposal, including the following information:

DESCRIPTION OF THE PROPOSAL

Scope of the Assignment and Proposed Fee for a Systematic Analysis

As stated in the Guide for Cyclical Reassessment, "New York State Real Property Tax Law (RPTL) requires all properties in each municipality (except in New York City and Nassau County) to be assessed at a uniform percentage of market value each year. This means that all properties in each city, town or village must be assessed at market value or all at the same uniform percentage of market value each year. State Law also requires your assessor to include the estimate of the market value for each property, the assessment for each property and the uniform percentage for all taxable property on the tentative assessment roll".¹

There are numerous advantages for undertaking a revaluation. The County should have an assessment roll which has up-to-date market values.

- Nassau County has not recently performed a complete revaluation. Therefore, over time, due to changes in the economy and the physical inventory, assessments become less uniform and less reflective of actual current market values and trends. As a result, it is more likely for apparently similar properties to be assessed very differently. A systematic analysis reassessment of Nassau County properties will help provide market values that are more reliable and uniform.
- Having a fair, equitable and current assessment roll will significantly reduce the number of successful tax appeal cases over time, particularly commercial certiorari court cases.

Producing the most accurate assessments for 2019/20 tax year will require a team of qualified individuals both from the Nassau County Department of Assessment and Michael Haberman Associates, Inc., focusing on their fields of expertise and knowledge of data and the Nassau County real estate market. In completing a systematic analysis, NYSORPTS will require supportable market values for all residential and commercial properties. Residential market value is typically supported and verified by comparable sales within the County. In addition, commercial properties will also be valued and verified by the Income Approach in a systematic approach. This proposal is strictly for a systematic analysis of all parcels within Nassau County and not for a complete revaluation of the County. All procedures as outlined in this proposal will follow NYS ORPTS and IAAO standards for a systematic analysis. Nassau County consists of

¹ NYS Office of Real Property Tax Services Website, Guide for Cyclical Reassessment, March 2013 – Page 3

approximately 423,993 parcels which include agricultural, residential, vacant, commercial, recreational, community service, industrial, public service and public parks of which require estimates of market value. This proposal is only for the analysis of parcels classified within Roll Sections 1 & 4 and Tax Classes I, II & IV. Parcels highlighted red are not part of the systematic review or included in this proposal.

Parcel Count as Indicated by Nassau County

Class	Roll Section 1	Roll Section 5	Roll Section 6	Roll Section 8
1	383,318	0	0	2,568
2	6,294	0	0	123
3	0	1,471	799	0
4	19,739	105	1,498 = 160.7	8,078

The process of completing a Systematic Analysis of the parcels by Tax Class located within the taxing jurisdiction of Nassau County would start with a statistical analysis of the physical inventory on file with Nassau County's Department of Assessment (DOA). The data will be revised, when applicable, by requesting all property owners respond to data mailers. An integral part of this proposal is the field inspection of up to 2.5% of the population which is the subject of this analysis. Composition and mailing of "Data Mailers" are the responsibility of Nassau County. New photographs will replace incorrect or dated photographs when necessary. The end result will be an accurate and strong property inventory database.

Having completed inventory updating and verification, the next phase of the process is to review neighborhoods on a Tax Class basis, as currently delineated. This is critical in producing geographically specific market values. Due to the volume of data and complexity of the analysis "IBM SPSS Statistics" (originally, Statistical Package for the Social Sciences) is utilized. This statistical software package provides the necessary testing and graphing required to make sound decisions. Results of this analysis will be discussed with the County Assessor, displaying results of the analysis and recommended modifications.

Before testing the prior year Nassau County assessment roll for actual Level of Assessment (LOA), sales utilized must be time adjusted to the date of value. "IBM SPSS Statistics" again is the preferred statistical package to use, enabling the user to consider many variables projecting different solutions. Sales utilized for this analysis will be retrieved from the Nassau County Database, reviewed for reliability and analyzed as outlined in NYS ORPTS procedures.

The valuation process begins with stratifying properties by their delineated neighborhood and then by physical and economic characteristics. This is a crucial step in the valuation process in order to determine accurate market values. Once again, with the utilization of IBM SPSS Statistics, strata's will be tested with conclusions focused on uniformity and level of assessment. All results and conclusions will be discussed with the County Assessor to develop the best plan for implementation.

At the discretion of the County Assessor, manpower can be focused on property types that have historical inventory and valuation inconsistencies. This can be accomplished through the confines of the scope of work and fee structure.

In order to understand the full impact of the results as indicated by the systematic review, a tax impact study needs to be completed. The real estate market is influenced by many factors such as, geographical, social and political. These factors directly influence market values, therefore causing the real estate market to appreciate or depreciate at different rates in relatively small geographic areas such as Nassau County. Keeping in mind even if a community has been relatively stagnant over the past number of year since the County last updated assessments, the tax burden can change due to its relationship as part of the whole. This type of study provides insight the Assessor and other public officials will need for inform the public of the results of the project.

Once all testing and recommend adjustments are complete, the data will be transferred to the Department of Assessment in a suitable electronic format. Formatting of data will be determined by the Nassau County IT Department and our in-house Programmer/Database Administrator.

Our proposal assumes that Nassau County will file all required documents to the NYS Office of Real Property Tax Services (NYSORPTS) in a timely manner. *"...the assessing unit must notify ORPTS of its intentions to conduct a non-reappraisal reassessment in writing (e-mail is sufficient) no later than 180 days prior to the applicable tentative roll".*²

As discussed in the document known as *An Owner's Manual for Maintaining Uniformity*, NYSORPTS would be involved in the entire process providing consulting services, advisory appraisals and monitoring / verification of the reassessment results.

The scope of services as detailed above are based on our interpretation of the specifications as indicated in the RFP published on May 18, 2015 by Nassau County Department of Assessment. Change to scope as outlined in this proposal may be modified though mutual agreement.

² NYS Office of Real Property Tax Services Website, Guidelines for Non-reappraisal Reassessments, March 2013, page 2

In order to complete a project of this size in the time permitted, assistance from the DOA is required. The list below indicates some of the items that are required:

- Appropriate Final Assessment Roll.
- Corresponding property Inventory.
- Street level images for each parcel.
- Tax maps for corresponding year.
- List of properties currently under transitional assessment.
- List of properties currently posted at less than 100% complete.
- List of all properties impacted by Super Storm Sandy
- Tax Rate matrix for all taxing authorities.
- List of any property splits/merges or S/B/L changes since prior tax roll.
- Sales database.
- Residential / Commercial model variables (matrix).
- Prior trend analysis since last completed reassessment.
- Residential / Commercial neighborhood delineation.
- Current orthoimagery and geographical information system (GIS) dataset as maintained by Nassau County's GIS Department.

Services Provided in a Systematic Analysis on a Tax Class Basis

- Review residential and commercial neighborhood delineations through the use of SPSS and GIS.
- Stratify property for analysis.
- Develop time trending for all neighborhoods based on Re-sales Analysis, Value / Unit Analysis and a Sales Ratio Trend Analysis.
- Rolling Analysis based on sales price ratio and sale price.
- Upload County data in preparation for statistical testing into SPSS.
- Systematic Analysis of all parcels as previously discussed on a Tax Class Basis.

- Sales ratio study determining level of assessment (LOA).
- Tax shift analysis.
- Apply trending factors on a per neighborhood basis.
- Test for acceptable limits (within Tax Class) for Coefficient of Dispersion (COD), Price-relative differential (PRD) on a neighborhood and countywide basis.
- Revaluation of specific strata's when required.
- All conclusions will be transfed to DOA in a predetermined file format.
- Submit to Nassau County DOA and ORPTS reassessment verification documentation.
- Participate in regular status meetings with representatives of NYSORPTS and the Nassau County DOA as required.
- The Company will assist the County with public informational meetings as needed.
- We intend to have an "open door policy" and will be accessible through designated telephone lines and/or e-mail.

In an effort to assist the reader of this proposal, specific detail has been provided for the six topics that were focused on in the RFP.

Inventory Management Procedures:

The Assessment System is the foundation which makes up an ad valorem tax based program, with physical inventory being the cornerstone. This portion of an assessment system is the most important, requiring timely and accurate data to ensure sound accurate market values. Having intimate knowledge of the current computer management system the County has in place, we assume this topic addresses data verification and quality control of data, not computer management issues.

There are many ways to ensure accurate building data; the most elementary is to start with complete on-site inspections. This produces the most accurate property record but is very costly, time consuming and labor intensive. This can be completed through an annual re-assessment program as approved by ORPTS. Based on intimate knowledge of the County's inventory, it is apparent that the inventory has been well maintained with a low percentage of erroneous data. Since the base inventory is fairly accurate, there are more cost effective methods of data verification which, over time, can be almost as effective.

- 1) Cyclical re-assessment, as approved by ORPTS, is very effective if completed in a systematic method. As outlined in ORPTS' documentation, "Aid for Cyclical Reassessment," this can be completed over a six year period with 17% of the population requiring data collection annually. Stratifying the assessment roll into logical groups such as tax class, property type, use, size, age and geographical location makes for an efficient method to complete the task.
- 2) Combining multiple methods may prove to be the most cost effective path to take in a municipality the size of Nassau County.
 - a. Building permits currently trigger the Department of Assessment to perform field inspections of properties. This is an effective method to capture renovation projects and new construction when managed correctly. The first step in the process requires good communications with the originating municipalities. Data must be retrieved in a timely manner and reviewed for its impact on market value. To be most effective, permits should be triaged based on degree of work and impact on value, triggering a site inspection based on percentage of change in market value.
 - b. Inter-departmental communication and sharing of data is critical in maintaining inventory. Departments that should participate in such a program would include Assessment Review Commission, County Attorney and the department that handles the Geographical Information System. These three departments sift through unknown amounts of property data without sharing; to do so would benefit the County.
 - c. The Assessment Department does not have the power to require physical property inspections, but once an Article 7 is filed by a petitioner, the County Attorney does under discovery. This can open the door to requesting site plans and performing onsite inspections.
 - d. Digital orthoimages can be an invaluable aid in discovering changes to property. This procedure can be automated with the use of Pictometry which permits users to measure structures from their desktops. Pictometry's multiple modules also permit users to verify sketches with 'Sketch Check,' scan for property changes via 'ChangeFindr' and perform computer-assisted analysis through the program.
 - e. The private sector is also a resource which should be tapped. Having regular meetings with local brokers can provide insight to many properties which otherwise may not be accessible.
 - f. County appraisal consultants should be required to submit all data they retrieve while completing an appraisal for the County. Any resource should be tapped to make the County as efficient as possible.

- g. Utilization of GPS-equipped tablets or I-Pads will provide for a much higher level of accuracy and efficiency as they would enable an assessor to record and retain all site data, photos and sketches from the field.

Plan of Action

Not being involved in the current day-to-day operations of the County makes it somewhat subjective as to how to truly help. What is definite is that it will take a seasoned team to correct and implement new and effective procedures to ensure an accurate base inventory. This will take a team made up of senior County Assessors and our in-house experts working toward the common goal of providing property owners a fair and equitable assessment roll. Until an audit is completed on current County procedures, an exact plan is difficult to map out. The above-mentioned programs are just some of the programs that can be implemented if required.

Dynamic Inventory Issues Relating to the Effects of Super Storm Sandy

Inventory issues related to Super Storm Sandy are no different than properties damaged by any other form of destruction. Notification of loss is the property owner's responsibility and can only be addressed on a per-parcel basis. As with any project where large amounts of data is handled, it is imperative to control the data through a reliable database designed to provide operating parameters, limitations, charts and self-edit reports. As stated in the previous section, subsection "g", the use of a GPS enabled tablet or I-Pad loaded with such a database will enable the municipality to update and track changes.

When numerous properties in concentrated areas such as the south shore of Nassau County suffer from diminution in value, it is critical to perform a tax shift analysis. This analysis should focus on all taxing authorities and special districts that are impacted by the disaster. Modeling for this analysis should consider multiple scenarios through the use of SPSS in conjunction with ESRI's GIS program. This will provide answers for the County Controller, school districts and special districts that rely on the County assessment roll to levy taxes on.

Plan of Action

Review current County procedures. Implement the use of tablets for data retrieval in the field. Complete tax shift analysis based on taxing authority boundaries.

Review of Neighborhood/Submarket Parameters for Both Residential and Commercial Properties:

Neighborhood delineation is an intricate part of any valuation model. In order to produce accurate geographical and economic market segments, extensive statistical analysis, geographical analysis and a comprehensive review process from local real estate valuation experts is required. Any one component of the analysis is as important as the other two.

Residential Neighborhood Delineation (Tax Class I)

This process should begin with reviewing physical parameters of each defined neighborhood, ensuring all external factors are accounted for. This process is most effectively accomplished through the use of a GIS program starting with the most general parameter such as town/city working down to the smallest factor such as a townhouse development. This process enables the analyst to identify submarkets within neighborhoods which may be influenced by market factors other than those that impact the larger whole. Once neighborhoods have been delineated on a physical basis, the economic influences must be analyzed in order to confirm that each neighborhood actually represents market conditions. Neighborhood boundaries may require fine tuning in order to produce desired results. Real estate valuation is not an exact science; sometimes value is influenced by factors that cannot be quantified. Therefore, the final step in the process is to have local real estate experts review the overall results of the neighborhood delineation.

Commercial Neighborhood Delineation (Tax Classes II & IV)

Development of commercial neighborhoods is very similar to that of residential neighborhoods. The approach is the same as reviewing a residential neighborhood, looking at each influence factor from largest to smallest, like an inverted pyramid. Commercial neighborhoods are more economy sensitive in design and less restricted by natural boundaries. Developing commercial neighborhoods requires large amounts of property-specific (economic/financial) data such as leases and I&E's. Delineating commercial neighborhoods based strictly on physical features may produce neighborhoods that do not represent the true homogenous characteristics that should be the focus for delineating neighborhoods.

Plan of Action

Review residential and commercial neighborhood delineation as indicated above and test for reasonableness.

Review and Screening of Sales Data Employed in Residential Valuation Modeling (Tax Class I):

To produce accurate estimates of market value for residential property, the sales population must be comprised of arm's length transactions, relative to the valuation date and representative of the population being valued. Of the three factors, determination of arm's length sales requires the most due diligence and legwork. It is assumed all sales will be retrieved through the County Clerk's Offices in a digital format. The first level of filtering is based on sale date, grantor / grantee relations and properties that transferred for zero consideration. This can be accomplished programmatically with limited human intervention. Further, computer-assisted filtering can be accomplished through the use of statistical analysis on a per neighborhood basis to identify outliers using statistically determined parameters. As previously stated, all analyses must be based on delineated neighborhoods. This ensures taking into account social / economic factors that may exist throughout the County. Further verification is required to produce a sales population representative of the market / neighborhood. This step is the most labor intensive, requiring a real estate market-savvy team to research the remaining sales to determine validity. This research includes, but is not limited to reviewing deeds, Multiple Listing postings and communicating with principals of specific transactions. Though time consuming, these procedures produce reliable sales populations, providing a solid basis for residential property valuation.

Plan of Action

Review County procedures recommending changes where indicated.

Review and Updating of Economic and Market Data Utilized in Commercial Valuation Modeling (Tax Classes II & IV):

As with any other form of modeling, the more data utilized to compile a model, the better a model can predict market values. Since most of the variables that make up commercial models are economic in nature, the support needed to develop them is proprietary in nature. Therefore retrieval of reliable data can be difficult at best and requires many resources to tap into. The County already has numerous resources at their disposal which are utilized to develop models such as the ASIE annual survey, data submitted to ARC and data submitted to the County Attorney's Office. Additional resources could include private appraisal companies, commercial real estate offices and third-party subscription services. To review and update commercial data, the information should be stratified by property use within each of the commercial neighborhoods. This method will enable review of each property type for a neighborhood and at the same time identify areas where data has to be refined or increased. This way attention can be focused on neighborhoods where data is weak and not wasted on areas where good and sufficient amounts of data exist.

Plan of Action

Review County data and analyze current methods utilized to retrieve data.

Evaluation of the Market Value Output from the Respective Modeling Systems

Residential Model Calibration (Tax Class I)

Once all the data is gathered, verified and analyzed on a per neighborhood basis, models can be developed and tested. There are multiple methods to certify models. The most common method utilizes properties that have recently sold, utilizing the sale price as a benchmark for testing the model's ability to predict market value. This is the preferred calibration method for residential property and mainly utilized by NYSORPTS to analyze the level of assessment for a municipality.

Commercial Model Calibration (Tax Classes II & IV)

When valuing commercial property in Nassau County, consideration must be given to the method accepted in the Courts for certiorari proceedings. For income producing property, the Courts require the income approach to value. Therefore, testing a model against the sale price of recently sold commercial property may or may not indicate a sustainable assessment in the eyes of the Court. The most effective method is to develop a benchmark property for each use and neighborhood utilizing the income approach to value. Running the model against the hypothetical property tests for market predictability within an acceptable margin of error for each property type.

Plan of Action

To follow the above outline methods, testing the County market value output for accuracy and reasonableness with the aid of "IBM SPSS Statistics".

a. Staffing: Bios of firm principals as well as staff expected to be assigned to this project.

Answer: The Company's two principals are Michael Haberman and Ronald Haberman. The Project Manager is Thomas Donato. Their biographies follow. The resumes of all staff expected to be assigned to this project can be found in the Addendum of this proposal.

Michael Haberman, SRPA, ASA, CSA-G is the President of Michael Haberman Associates, Inc. and has been actively engaged in the appraising, analysis and management of real estate since 1966. He is a graduate of Long Island University, School of Business Administration, C. W. Post Campus with a Bachelor of Science degree in Accounting. He is certified in New York State as a General Real Estate

Appraiser, holds a NYS Certified General & Residential Instructor's license and is a NYS Licensed Real Estate Broker.

Michael Haberman's real estate related appraising and consulting experience is primarily in New York State. Various property types appraised include single and multi-family dwellings, shopping centers, office complexes, fast food and full service restaurants, gasoline stations, industrial facilities, R & D parks, country clubs, golf courses, beach clubs, hospitals, nursing homes, congregate care facilities, day care centers, theatres, schools, residential subdivisions, racetracks, railroad, utility and water company properties for example.

Michael Haberman is an expert in the field of Condemnation and Tax Certiorari, which he has been actively engaged in since 1967. His experience includes being Special Consultant to the Nassau County Department of Assessment regarding Small Claims proceedings where his firm has evaluated and/or appraised over 150,000 properties for purposes of negotiation and/or litigation, and Consultant to the Office of the Nassau County Attorney - Tax Certiorari and Condemnation Divisions. He has managed phases of the reassessments of various villages in Nassau County. Additionally, he is Special Consultant to the Town of Babylon Department of Assessment. His experience also includes acting as Review Appraiser for the Nassau County Attorney's Office and Special Consultant to the City of Long Beach.

Michael Haberman has lectured at the Nassau Academy of Law and the New York State Bar Association of Real Property Tax Assessment. He has been a faculty member at the Fordham University School of Law, Continuing Legal Education Department and an instructor for the Columbia Society of Real Estate Appraisers at Hofstra University.

Michael is qualified as an expert witness and has appeared and testified in the Supreme Courts of Manhattan, Brooklyn, Queens, Bronx, Nassau, Suffolk and Westchester Counties and both the New York State Court of Claims and U.S Federal Court.

Michael Haberman is a member of the Appraisal Institute, Long Island Chapter, holding the SRPA (Senior Real Property Appraiser) designation. He is a member of the American Society of Appraisers holding the ASA designation, and a member of the Columbia Society of Real Estate Appraisers holding the CSA-G designation.

Ronald Haberman, MAI, CSA-G, is the Vice-President of Michael Haberman Associates, Inc. and has been actively engaged in the appraising and analysis of real estate since 1981. He is a graduate of Long Island University, School of Business Administration, C.W. Post Campus, with a Bachelor of Science degree in Accounting. He also attended Yeshiva University and Long Island University for graduate work in Education and Mathematics. Ronald is certified in New York State as a General Real Estate Appraiser and holds a NYS Certified General & Residential Instructor's license.

Ronald Haberman's real estate related appraising and consulting experience is primarily in New York State with concentrations within the Long Island and New York Metropolitan region. Various property types appraised include single and multi-family dwellings, shopping centers, office complexes, automobile dealerships, fast food and full service restaurants, gasoline stations, industrial facilities, R & D parks, schools, country clubs and large vacant parcels including residential subdivisions for example.

Ronald Haberman is an expert in the field of Condemnation and Tax Certiorari, which he has been actively engaged in for more than 35 years. Clients include municipalities and government agencies; prestigious real estate attorneys; major corporations; property owners, developers and managers. His past experience includes the development of office management, flow control and operating systems utilized for the analysis and/or appraisal of over 160,000 residential properties as part of the work performed for the Nassau County Department of Assessment and Town of Babylon, along with numerous villages in Nassau County regarding Small Claims proceedings. He has managed phases of the reassessments of various villages in Nassau County. He has appraised complex industrial, commercial and residential properties across the region for condemnation, estates and trusts, asset management, open space and matrimonial purposes and is experienced in cash flow analysis. His expertise includes the valuation of wetlands, development rights and conservation easements.

Ronald Haberman is also President of The Home Appraisal Company, Inc., a full service residential appraisal company that he founded over 23 years ago. Having both private, municipal and attorney clients, this company produces FNMA and Appraisal Institute form appraisal reports. Ronald interfaces with clients and acts as a review appraiser when required. He is past President of the New York Condemnation Conference, an association of New York real estate experts including appraisers, attorneys and engineers. He has been an instructor for the Columbia Society of Real Estate Appraisers at Hofstra University.

Ronald is qualified as an expert witness and has appeared and testified in the Supreme Courts of Brooklyn, Queens, Nassau and Suffolk Counties; the New York State Court of Claims, United States Bankruptcy Court (Eastern District of New York) and United States District Court (Eastern District of New York). He has appeared at Small Claim Assessment Review (SCAR) hearings representing the Company, Nassau County and the Town of Babylon and has trained Company representatives prior to their appearances.

Ronald Haberman is a member of the Appraisal Institute holding the MAI designation, is a past Vice-President of the Long Island Chapter and currently sits on the Board of Directors. He has been Chairman of the General Seminar committee for five years being responsible for providing quality educational seminars on real estate valuation related topics. Ronald is also a member of the Columbia Society of Real Estate Appraisers holding the CSA-G designation.

Thomas Donato, IAO, CSA-G is a chief appraiser with Michael Haberman Associates, Inc. and has been actively engaged in the appraisal of real estate since 1997. Thomas is certified in New York State as a General Real Estate Appraiser and is a NYS licensed Real Estate Salesperson. Mr. Donato currently holds the position as appointed Assessor for the villages of Lake Success, Great Neck, Amityville, Lindenhurst and formerly the Village of East Rockaway. He also holds a NYS Certified General and Residential Instructor's license.

Mr. Donato's real estate related appraising experience is primarily in New York State with concentrations within the Long Island and New York Metropolitan region. Various property types appraised include single and multi-family dwellings, shopping centers,

office complexes, fast food and full service restaurants, gasoline stations, industrial facilities, R & D parks, country clubs, oil storage facilities, marinas, schools and residential subdivisions as examples. His past association with major oil companies gives him a thorough understanding of the unique factors that affect the value of retail gasoline outlets.

Mr. Donato has been involved in the appraising of real property for Tax Certiorari since coming to work with the company. His experience includes appearances in Small Claim Assessment Review hearings representing Nassau County. During the reassessment project of Nassau County, Mr. Donato served as the Commercial Supervisor for Michael Haberman Associates, Inc. overseeing a large staff of commercial appraisers in the day-to-day operations of the project. Mr. Donato is currently project manager for the revaluation of the Village of Great Neck. Recently Mr. Donato has completed revaluation projects for the villages of Russell Gardens, Lake Success, Sea Cliff, Mineola, Farmingdale and Westbury. Mr. Donato is also responsible for in house implementation of ACI software and digital photography utilized by the company, training and support on all computer and digital media for in house staff and fee appraisers. Additional areas of specialized study include numerous computer courses such as Geographical Information Systems (ESRI), RPSV-4, Regression Analysis (SPSS) and Argus.

Mr. Donato is a member of the Columbia Society of Real Estate Appraisers and holds CSA-G designation. He is currently on the Board of Governors for the Society and chair's the Technology Committee. In addition to his active participation in CSA, he holds the IAO designation with the New York State Assessors' Association and associate memberships in the Appraisal Institute. Mr. Donato is an active member of the International Association of Assessing Officers (IAAO) and currently on track to receive the Certified Assessment Evaluator (CAE) designation. For the past two years Thomas has served on the Equalization Subcommittee for RPTAC (Real Property Tax Administration Committee), representing local municipalities throughout the downstate area. Recently Mr. Donato was appointed to the Assessment Committee for the NCVOA (Nassau County Village Officials Association) in response to issues directly impacting Nassau County villages.

b. Detail prior experience in the area of mass assessment modeling.

Answer: As previously discussed, during the 2003 Nassau County revaluation project the company provided valuation expertise to the Cole Layer Trumble firm. Where it was responsible for revaluing 80,000 residential properties and half of all commercial properties. Duties specifically completed by the company included neighborhood delineation, commercial modeling, compile commercial database, review commercial values and complete field reviews of parcels when required. The Company provided Cole Layer Trumble with similar assistance during the 2004 and 2005 assessment roll updates.

The Company has recently completed revaluations for the Villages of Westbury, Farmingdale, Mineola, Sea Cliff, Lake Success, Russell Gardens, Great Neck, Williston Park and Great Neck Estates. The Great Neck Estates revaluation was our most recent project, successfully completed on schedule, providing the Village with an equitable and defensible assessment roll for the 2013/14 tax year. All of these projects began with the utilization of Nassau County assessment inventory refined on building permits and time.

Since the initial 2003 Nassau County Revaluation project the Company has been working with the Nassau County Assessment roll and inventory along with the Nassau County GIS data. This provided the company with intimate knowledge of County data that few companies have.

The Company provides Annual Updates "Non-reappraisal Reassessments / Systematic Analysis" and support for the above mentioned municipalities including Small Claims Assessment Review proceedings on an ongoing basis. We provide the best possible assemblage of experienced real estate professionals for this project. Nassau County currently has nine municipalities that function under Article 19, "Homestead Tax Option", which by law are required to file Adjusted Base Proportions calculations on an annual basis. Michael Haberman Associates Inc. is the only company which has calculated and submitted to ORPTS these detailed calculations for each of the municipalities. This experience provides the Company a clear understanding of a multi-class assessment system similar to that which the County functions under.

c. Detail prior experience with public sector clients (similar size and scope).

Answer: The Company has been providing appraisal, assessment and consulting services to public sector clients for many years. The following are some examples of this experience.

The Company has a vast body of experience and expertise covering over 37 years in providing appraisal services in connection with the defense of Tax Certiorari and Condemnation proceedings for municipalities on local governments on Long Island, in New York. In addition to appraisal and consulting services, the Company has been providing litigation support and expert testimony in defense of its value estimates over the same period. As previously mentioned, the Company has acted as consultants to the Nassau County Attorney's Office over this same period.

As previously mentioned within the Cover Letter, the Company has continually completed revaluations since the Nassau County reassessment completed in 2003 where it provided valuation expertise to the Cole Laver Trumble firm. The Company has recently completed revaluations for the Villages of Westbury, Farmingdale, Mineola, Sea Cliff, Lake Success, Russell Gardens, Great Neck, Williston Park and Great Neck Estates. The Great Neck Estates revaluation was our most recent project, successfully completed on schedule, providing the Village with an equitable and defensible assessment roll for the 2013/14 tax year. The Company provides Non-reappraisal Reassessments and support for the above mentioned municipalities including Small Claims Assessment Review proceedings on an ongoing basis. We provide the best possible assemblage of experienced real estate professionals for this project.

The Company has acted as consultant to the City of Long Beach, numerous villages throughout the Counties of Nassau and Suffolk, various Townships in Suffolk County, the Corporation Counsel of the City of New York and the Metropolitan Transportation Authority in the defense of Tax Certiorari and Condemnation claims and for other functions over the past 33 years where applicable.

The Company has acted as consultants to the Town of Babylon's Department of Assessment in the defense of their Class 1 Assessment Roll over the past 15 years requiring the preparation of between 2,000 and 5,500 valuations each year. The Company has attended SCAR hearings in front of judicial hearing officers and submitted all necessary support and reporting requirement documents to the Department of Assessment. The Company has also acted as consultants to the Town in the defense of Tax Certiorari claims.

The Town of Huntington retained Michael Haberman Associates in 2013 to facilitate disposition of approximately 5,000 small claims filings on an annual basis. The Company has participated in thousands of SCAR proceedings in front of judicial hearing officers, submitting necessary documentation to the Town

The Company has acted as consultant to the New York State Department of Transportation in defense of Condemnation claims within Nassau and Suffolk Counties and various NYC boroughs performing trial form valuations over the past nine years.

The Company has acted as consultant to the County of Suffolk's Department of Public Works in defense of Condemnation claims within the County performing both project and trial form valuations over the past seven years.

The Company has acted as consultant to the Nassau County Attorney's Office in the defense of the Department of Assessment's Class 1 Assessment Roll over an 11-year period preparing between 10,000 and 20,000 property valuations each year to indicate market value showing indicated and actual assessments and over-assessment amounts, if any. Additionally, the Company has negotiated each case with petitioner's representatives and prepared consent forms for those cases which were settled. For those cases not settled, summary appraisal reports have been prepared. Finally, the Company has attended SCAR hearings in front of hearing officers and submitted all necessary support and reporting requirement documents to the Department of Assessment and Assessment Review Commission.

- d. Detailed cover letter on the firm's letterhead indicating EIN number and the name of the parties authorized to discuss and/or enter into negotiations with Nassau County with respect this proposal.

Answer: Please see the Proposer's Cover Letter at the beginning of this proposal.

(USE ADDITIONAL SHEETS IF NECESSARY)

APPROVED AND SUBMITTED BY: 
(Signature)
PRINT NAME: Michael Haberman DATE: 6/8/15

APPENDIX C
Business History Form

The contract shall be awarded to the responsible proposer who, at the discretion of the County, taking into consideration the reliability of the Proposer and the capacity of the Proposer to perform the services required by the County, offers the best value to the County and who will best promote the public interest.

In addition to the submission of proposals, each Proposer shall complete and submit this questionnaire. The questionnaire shall be filled out by the owner of a sole proprietorship or by an authorized representative of the firm, corporation or partnership submitting the proposal.

(USE ADDITIONAL SHEETS IF NECESSARY TO FULLY ANSWER THE FOLLOWING QUESTIONS).

Date: 6/8/15

1) Proposer's Legal Name: Michael Haberman Associates, Inc.

2) Address of Place of Business: 125 Front Street, Mineola, New York 11501

List all other business addresses used within last five years: None

3) Mailing Address (if different):

Phone : (516) 739 - 8080

Does the business own or rent its facilities? Own

4) Dun and Bradstreet number: 10-361-6462

5) Federal I.D. Number: 11-2510480

6) The proposer is a (check one): ☐ Sole Proprietorship ☐ Partnership ☒ Corporation
☐ Other (Describe) _____

7) Does this business share office space, staff, or equipment expenses with any other business?
Yes ☐ No ☒ If Yes, please provide details: N/A

8) Does this business control one or more other businesses? Yes ☐ No ☒ If Yes, please provide details: N/A

9) Does this business have one or more affiliates, and/or is it a subsidiary of, or controlled by, any other business? Yes ☐ No ☒ If Yes, provide details. N/A

- 10) Has the proposer ever had a bond or surety cancelled or forfeited, or a contract with Nassau County or any other government entity terminated? Yes ☐ No ☒ If Yes, state the name of bonding agency, (if a bond), date, amount of bond and reason for such cancellation or forfeiture: or details regarding the termination (if a contract). N/A
- 11) Has the proposer, during the past seven years, been declared bankrupt? Yes ☐ No ☒ If Yes, state date, court jurisdiction, amount of liabilities and amount of assets N/A
- 12) In the past five years, has this business and/or any of its owners and/or officers and/or any affiliated business, been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency? And/or, in the past 5 years, have any owner and/or officer of any affiliated business been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency, where such investigation was related to activities performed at, for, or on behalf of an affiliated business.
Yes ☐ No ☒ If Yes, provide details for each such investigation. N/A
- 13) In the past 5 years, has this business and/or any of its owners and/or officers and/or any affiliated business been the subject of an investigation by any government agency, including but not limited to federal, state and local regulatory agencies? And/or, in the past 5 years, has any owner and/or officer of an affiliated business been the subject of an investigation by any government agency, including but not limited to federal, state and local regulatory agencies, for matters pertaining to that individual's position at or relationship to an affiliated business.
Yes ☐ No ☒ If Yes, provide details for each such investigation. N/A
- 14) Has any current or former director, owner or officer or managerial employee of this business had, either before or during such person's employment, or since such employment if the charges pertained to events that allegedly occurred during the time of employment by the submitting business, and allegedly related to the conduct of that business:
- a) Any felony charge pending? No ☒ Yes ☐ If Yes, provide details for each such charge. N/A
 - b) Any misdemeanor charge pending? No ☒ Yes ☐ If Yes, provide details for each such charge. N/A
 - c) In the past 10 years, you been convicted, after trial or by plea, of any felony and/or any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? No ☒ Yes ☐ If Yes, provide details for each such conviction N/A
 - d) In the past 5 years, been convicted, after trial or by plea, of a misdemeanor?
No ☒ Yes ☐ If Yes, provide details for each such conviction. N/A
 - e) In the past 5 years, been found in violation of any administrative, statutory, or regulatory provisions? No ☒ Yes ☐ If Yes, provide details for each such occurrence. N/A

15) In the past (5) years, has this business or any of its owners or officers, or any other affiliated business had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? No ☒ Yes ☐; If Yes, provide details for each such instance. N/A

16) For the past (5) tax years, has this business failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? No ☒ Yes ☐ If Yes, provide details for each such year. Provide a detailed response to all questions checked 'YES'. If you need more space, photocopy the appropriate page and attach it to the questionnaire. N/A

Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.

17) Conflict of Interest:

a) Please disclose:

(i) Any material financial relationships that your firm or any firm employee has that may create a conflict of interest or the appearance of a conflict of interest in acting as collection agent on behalf of Nassau County. Answer: None

(ii) Any family relationship that any employee of your firm has with any County public servant that may create a conflict of interest or the appearance of a conflict of interest in acting as collection agent on behalf of Nassau County. Answer: None

(iii) Any other matter that your firm believes may create a conflict of interest or the appearance of a conflict of interest in acting as a collection agent on behalf of Nassau County. Answer: As discussed previously within this proposal, Section H, Page 7 Paragraph 12 of the RFP entitled *Proposer Conflict* states "The Proposer shall not have provided appraisal, consulting or other real estate expert services in any capacity against the County in real property assessment or tax certiorari proceedings with a three (3) year period prior to submission of its proposal." As also seen previously in this proposal, the Company requests a waiver of this section of the RFP.

Since the Company was precluded from working for the Nassau County Attorney's office in 2009, within its normal course of business as tax assessment review experts, it has provided limited appraisal and consulting services in capacities against the County within the three year period prior to the submission of this proposal.

In May 2013, the Company received a one year contract (1/1/13 – 12/31/13) from the Nassau County Attorney's office. During December of that year, it appraised three properties including RXR Plaza in Uniondale (over a million square foot trophy office building) and the Tree Line Franklin Avenue Plaza Office Complex in Garden City, another significant property for the County. For the remainder of 2013, the Company did not engage new petitioner assignments after the County contract was signed. The Company also received a two year contract (6/17/14 – 6/16/16) from the Nassau County Department of Public Works Division of Real Estate

Services. As of this date, it has appraised five properties including the Silverpoint/Sun and Surf Beach Club in Atlantic Beach and a five acre site at the S/W/C portion of the Nassau Coliseum property in Uniondale.

b) Please describe any procedures your firm has, or would adopt, to assure the County that a conflict of interest would not exist for your firm in the future.
Answer: The Company has always maintained and will continue to maintain a strict policy regarding potential conflicts of interest or an appearance of a conflict of interest. In addition and in accordance with Section H, Page 7 Paragraph 12 of the RFP, the Company agrees that it will not perform such services during the term of its contract with the County.

Attachments to Business History Form

Please provide any other information which would be appropriate and helpful in determining the Proposer's capacity and reliability to perform these services.

- A. Include a resume or detailed description of the Proposer's professional qualifications, demonstrating extensive experience in your profession. Any prior similar experiences, and the results of these experiences, must be identified.

Should the proposer be other than an individual, the Proposal should include:

i) Date of formation: Answer: 1968

ii) Name, addresses, and position of all persons having a financial interest in the company, including shareholders, members, general or limited partner:

Name	Address	Position
Michael Haberman	1070 Links Road Woodmere, New York	President
Ronald Haberman	4 Manchester Lane Stony Brook, New York	Vice-President

iii) Name, address and position of all officers and directors of the Company:

Name	Address	Position
Michael Haberman	1070 Links Road Woodmere, New York	President
Ronald Haberman	4 Manchester Lane Stony Brook, New York	Vice-President

iv) State of incorporation (if applicable):

Answer: New York State

v) The number of employees in the firm:

Answer: 14

vi) Annual revenue of firm:

Answer: \$1,810,596 (y/e 2/28/15)

vii) Summary of relevant accomplishments:

Answer: Throughout the proposal we have mentioned many accomplishments deemed relevant and substantial in nature to the assessment field. Below are three additional examples of some specific accomplishments we have enjoyed in the past couple of years.

- Working closely with Senator Martins, the Senator was able to facilitate a change to New York State law providing "Advisory Appraisals" to villages during annual reassessments. Prior to the change only counties and town were eligible for these reports, requiring villages to retrieve dated data from towns and counties or maintain static values. Therefor preventing a village from having a fair and equitable assessment roll.
- The Company's project manager has been a member of the Real Property Tax Administration Committee (RPTC), equalization subcommittee for the past four years. He has been instrumental in writing procedures pertaining to Equalization Rates and Residential Assessment Ratios. This board's position provides the Company with insight to New York State goals and procedures long before the general assessment community is aware of them.
- Over the past four years the Company has developed and refined a proprietary computer program enabling the systematic valuation of residential properties for small claims proceedings. The program provides consistent market based valuations in a court ready format. Providing our clients with affordable and reliable defense against frivolous claims.

viii) Copies of all state and local licenses and permits.

Answer: Please see the Addendum of this proposal for copies of the licenses of those appraisers that would be available for this project.

B. Indicate number of years in business:

Answer: 47 years.

C. Provide any other information which would be appropriate and helpful in determining the Proposer's capacity and reliability to perform these services:

Answer: We believe that our history of providing reassessments, annual Non-reappraisal Reassessments, assessment administrating and consulting and Small Claims Assessment Review services to numerous Nassau County villages over the past 12 years, and condemnation and tax assessment valuations and support to Nassau County and other municipalities for over 37 years makes us uniquely qualified to perform the RFP's stated program. We hope that with the information found within this proposal, you will look favorably on this submission.

As seen in other sections of this proposal, the personnel assigned to the project will be certified or licensed real estate appraisers with at least 19 years' experience appraising property in Nassau County. Most of the personnel have been active appraisers for many years. The Company's president and vice-president have over 47 and 37 years and its project manager over 19 years of valuation/consulting experience respectively. A list of the personnel available for this project, their resumes and licenses can be seen within this proposal's Addendum.

As touched on within our cover letter, the Company is a full service Real Estate Consulting & Valuation firm providing professional appraisal and consulting services to government/public agencies, municipalities, corporations and businesses of all sizes, the legal and professional community and private persons. The Company was established in 1968 and over the years has performed appraisals and related valuation services covering a wide range of property types and intended uses. Its specialties include providing appraisal valuation & review, consulting, appraisal and litigation services in defense of both Tax Certiorari and Condemnation proceedings for local governments including Nassau County.

The entire staff can be committed to the RFP's stated project and would be assigned based on their level of experience and expertise most closely matched to the scope and complexity of the work being performed.

The Company maintains various systems for research purposes as aids in the valuation and consulting services it provides. These include a hard copy/digital/micro-film library, contracted services such as Real Quest, Comps Inc., Costar, Loop Net and the Multiple Listing Service of Long Island, and an in-house proprietary database including thousands of sale and lease abstracts. A high speed internet connection is in place and operational and the entire office staff has complete access to it. All these resources will be available for the project.

The company's work flow is managed in a structured manor. The Company's implementation schedule follows its management approach starting with bi-weekly staff meetings where goals, deadlines, tracking and new projects are discussed. During the ensuing week, the principals constantly manage on-going projects. Upon completion, the project work products go through a stepped review process. The key to the management approach is the constant communication through the office, identification of critical issues as they arise, a consistent and thorough review process and, as a result, the preparation of meaningful, accurate and defensible results.

The company is located in an owner occupied two story office building in the heart of Mineola, three blocks from the Supreme Court building and a short drive to the County Attorney's and Assessment Review Commission's offices. The firm has remained in business since 1968 because of the quality of its work and its ongoing commitment to be as responsive as possible to the needs of its clients.

D. Provide names and addresses for no fewer than three references for whom the Proposer has provided similar services or who are qualified to evaluate the Proposer's capability to perform this work:

- Chief Deputy County Attorney Lisa LoCurto, County of Nassau, 1 West Street, Mineola, NY 11501. Phone (516) 571-3056
- Deputy County Assessor Steve Corte, County of Nassau, 240 Old Country Road, Mineola, NY 11501. Phone (516) 571-3587
- North Regional Manager at Tyler Technologies, Melissa Baer, 200 White Plains Road, Tarrytown, NY 10591 (914) 631-5000
- Sole Town Assessor Edye McCarthy, Town of Greenburgh, 177 Hillside Avenue, Greenburgh, NY 10607. Phone (914) 989-1520
- Sole Town Assessor Fernando Gonzalez, Town of Ossining, 16 Croton Avenue, 3rd Floor, Ossining, NY 10562. Phone (914) 762-8274
- Sole Town Assessor Roger Ramme, Town of Huntington, 100 Main Street, Huntington, NY 11743. Phone (631) 351-3226
- Sole Town Assessor Joan Ball, Town of Babylon, 200 East Sunrise Highway, Lindenhurst, NY 11757. Phone (631) 957-4230
- Sole Town Assessor James Ryan, Town of Brookhaven, One Independence Hill, Farmingville, NY 11738. Phone (631) 451-6300
- Mayor Ronald Spinello, City of Glen Cove, City Hall, 9 Glen Street, Glen Cove, NY 11542. Phone (516) 676-2004
- Mayor Ralph Ekstrand, Village of Farmingdale, Village Hall, 361 Main Street, Farmingdale, NY 11735. Phone (516) 249-0093
- Mayor Ralph J. Kreitzman, Village of Great Neck, 61 Baker Hill Road, Great Neck 11023. Phone (516) 482-0019
- Mayor David Fox, Village of Great Neck Estate, 4 Atwater Plaza, Great Neck, NY 11021. Phone (516) 482-8283
- Mayor Ronald Cooper, Village of Lake Success, 318 Lakeville Road, Lake Success, NY 11020. Phone (516) 482-4411
- Senator Jack Martins, Former Mayor, Village of Mineola, 155 Washington Avenue, Mineola, NY 11501. Phone (516) 746-0750
- Mayor Steven Kirschner, Village of Russell Gardens, 6 Tain Drive, Russell Gardens, NY 11021. Phone (516) 482-8246

- Mayor Bruce Kennedy, Village of Sea Cliff, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, NY 11579. Phone (516) 671-0080
- Mayor Peter Cavallaro, Village of Westbury, 235 Lincoln Place, Westbury, NY 11590. Phone (516) 334-1700

MICHAEL HABERMAN ASSOCIATES INC.
STATEMENT OF REVENUE, EXPENSES, AND RETAINED EARNINGS (DEFICIT)
- INCOME TAX BASIS
FOR THE YEAR ENDED FEBRUARY 28, 2015

<u>SALES</u>	\$ 1,810,596	
<u>COST OF GOODS SOLD</u>	<u>113,326</u>	
GROSS PROFIT		\$ 1,697,270
<u>EXPENSES</u>		
Depreciation Expense	14,727	
Interest Expense	2,489	
Selling Expenses (Schedule A)	12,477	
General and Administrative Expenses (Schedule A)	<u>1,399,339</u>	
Total Expenses		1,429,032
<u>OTHER INCOME</u>		
Interest Income	<u>21</u>	
Total Other Income		<u>21</u>
Net Income before Shareholders' Compensation		268,259
Less: Shareholders' Compensation		<u>208,000</u>
Net Income before Income Taxes		60,259
Provision for Income Taxes		<u>(14,079)</u>
Net Income		46,180
Retained Deficit, Beginning of Year		(169,112)
Non-deductible Expenses		<u>(33,588)</u>
Retained Deficit, End of Year		<u>\$ (156,520)</u>

See Independent Accountant's Compilation Report

MICHAEL HABERMAN ASSOCIATES INC.
SCHEDULE A
FOR THE YEAR ENDED FEBRUARY 28, 2015

SELLING EXPENSES:

Meals & Entertainment	\$ 7,841
Promotion	<u>4,636</u>

Total Selling Expenses

\$ 12,477

GENERAL & ADMINISTRATIVE EXPENSES:

Advertising Expense	\$ 275
Automotive Expense	30,628
Bank Charges	2,602
Charitable Contributions	110
Computer Expenses	54,907
Dues & Subscriptions	29,000
Insurance - General	28,072
Insurance - Health	78,870
Licenses & Fees	1,763
Office Expense	34,120
Outside Services	350
Payroll Processing	2,411
Payroll Taxes	87,246
Professional Fees	8,915
Postage & Delivery	1,561
Protection	883
Rent	50,400
Repairs & Maintenance	11,614
Salaries	929,034
Small Claim CMA Comm	26,188
Storage	1,937
Telephone	10,024
Utilities	<u>8,429</u>

Total General & Administrative Expenses

\$ 1,399,339

See Independent Accountant's Compilation Report

APPENDIX C

CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, Michael Haberman, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this 8th day of June 2015.

Karen Schreiner
Notary Public

KAREN SCHREINER
Notary Public, State Of New York
No. 01SC6078829
Qualified In Nassau County
Commission Expires August 12, 2018

Name of submitting business: Michael Haberman Associates, Inc.

By: Michael Haberman
Print name

Michael Haberman
Signature

President
Title

Date: 6/8/15

APPENDIX D

PRINCIPAL QUESTIONNAIRE FORM

All questions on these questionnaires must be answered and the answers typewritten or printed in ink. If you need more space to answer any question, make as many photocopies of the appropriate page(s) as necessary and attach them to the questionnaire.

COMPLETE THIS QUESTIONNAIRE CAREFULLY AND COMPLETELY. FAILURE TO SUBMIT A COMPLETE QUESTIONNAIRE MAY MEAN THAT YOUR BID OR PROPOSAL WILL BE REJECTED AS NON-RESPONSIVE AND IT WILL NOT BE CONSIDERED FOR AWARD

1. Principal Name Michael Haberman
Date of birth 12/10/43
Home address 1070 Links Road
City/state/zip Woodmere, New York 11598
Business address 125 Front Street
City/state/zip Mineola, New York 11501
Telephone (516) 739 - 8080
Other present address(es) None
City/state/zip _____
Telephone _____
List of other addresses and telephone numbers attached _____
2. Positions held in submitting business and starting date of each (check all applicable)
President 6/1/79 Treasurer 10/1/70
Chairman of Board ____/____/____ Shareholder ____/____/____
Chief Exec. Officer ____/____/____ Secretary ____/____/____
Chief Financial Officer ____/____/____ Partner 2/1/76
Vice President 2/1/76
(Other) _____
3. Do you have an equity interest in the business submitting the questionnaire?
NO ____ YES X If Yes, provide details. Answer: Michael Haberman owns a majority equity interest of the Company.
4. Are there any outstanding loans, guarantees or any other form of security or lease or any other type of contribution made in whole or in part between you and the business submitting the questionnaire? NO X YES ____ If Yes, provide details.
5. Within the past 3 years, have you been a principal owner or officer of any business or not-for-profit organization other than the one submitting the questionnaire? NO X YES ____; If Yes, provide details.

6. Has any governmental entity awarded any contracts to a business or organization listed in Section 5 in the past 3 years while you were a principal owner or officer? NO ☐ YES ☒ If Yes, provide details. Answer: Question 5's answer was NO. Therefore, the answer to this question is N/A.

NOTE: An affirmative answer is required below whether the sanction arose automatically, by operation of law, or as a result of any action taken by a government agency.

Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.

7. In the past (5) years, have you and/or any affiliated businesses or not-for-profit organizations listed in Section 5 in which you have been a principal owner or officer:

- a. Been debarred by any government agency from entering into contracts with that agency? NO ☒ YES ☐ If Yes, provide details for each such instance.
- b. Been declared in default and/or terminated for cause on any contract, and/or had any contract cancelled for cause? NO ☒ YES ☐ If Yes, provide details for each such instance.
- c. Been denied the award of a contract and/or the opportunity to bid on a contract, including, but not limited to, failure to meet pre-qualification standards? NO ☒ YES ☐ If Yes, provide details for each such instance.
- d. Been suspended by any government agency from entering into any contract with it; and/or is any action pending that could formally debar or otherwise affect such business's ability to bid or propose on contract? NO ☒ YES ☐ If Yes, provide details for each such instance.

8. Have any of the businesses or organizations listed in response to Question 5 filed a bankruptcy petition and/or been the subject of involuntary bankruptcy proceedings during the past 7 years, and/or for any portion of the last 7 year period, been in a state of bankruptcy as a result of bankruptcy proceedings initiated more than 7 years ago and/or is any such business now the subject of any pending bankruptcy proceedings, whenever initiated? If 'Yes', provide details for each such instance. (Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.) Answer: Question 5's answer was NO. Therefore, the answer to this question is N/A.

- a) Is there any felony charge pending against you? NO ☒ YES ☐ If Yes, provide details for each such charge.
- b) Is there any misdemeanor charge pending against you? NO ☒ YES ☐ If Yes, provide details for each such charge.
- c) Is there any administrative charge pending against you? NO ☒ YES ☐ If Yes, provide details for each such charge.
- d) In the past 10 years, have you been convicted, after trial or by plea, of any felony, or of any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? NO ☒ YES ☐ If Yes, provide details for each such conviction.
- e) In the past 5 years, have you been convicted, after trial or by plea, of a misdemeanor? NO ☒ YES ☐ If Yes, provide details for each such conviction.

- f) In the past 5 years, have you been found in violation of any administrative or statutory charges? NO ☒ YES ____ If Yes, provide details for each such occurrence.
9. In addition to the information provided in response to the previous questions, in the past 5 years, have you been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency and/or the subject of an investigation where such investigation was related to activities performed at, for, or on behalf of the submitting business entity and/or an affiliated business listed in response to Question 5? NO ☒ YES ____ If Yes, provide details for each such investigation.
10. In addition to the information provided, in the past 5 years has any business or organization listed in response to Question 5, been the subject of a criminal investigation and/or a civil anti-trust investigation and/or any other type of investigation by any government agency, including but not limited to federal, state, and local regulatory agencies while you were a principal owner or officer? NO ☒ YES ____ If Yes; provide details for each such investigation.
11. In the past 5 years, have you or this business, or any other affiliated business listed in response to Question 5 had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? NO ☒ YES ____ If Yes; provide details for each such instance.
12. For the past 5 tax years, have you failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? NO ☒ YES ____ If Yes, provide details for each such year.

APPENDIX D

CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, Michael Haberman, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this 9th day of June 2015.

Karen Schreiner
Notary Public

KAREN SCHREINER
Notary Public, State Of New York
No. 01SC8078829
Qualified in Nassau County
Commission Expires August 12, 2018

Michael Haberman Associates, Inc.
Name of submitting business

Michael Haberman
Print name

Michael Haberman
Signature

President
Title

6/8/15
Date

APPENDIX D

PRINCIPAL QUESTIONNAIRE FORM

All questions on these questionnaires must be answered and the answers typewritten or printed in ink. If you need more space to answer any question, make as many photocopies of the appropriate page(s) as necessary and attach them to the questionnaire.

COMPLETE THIS QUESTIONNAIRE CAREFULLY AND COMPLETELY. FAILURE TO SUBMIT A COMPLETE QUESTIONNAIRE MAY MEAN THAT YOUR BID OR PROPOSAL WILL BE REJECTED AS NON-RESPONSIVE AND IT WILL NOT BE CONSIDERED FOR AWARD

1. Principal Name Ronald Haberman
 Date of birth 10/14/50
 Home address 4 Manchester Lane
 City/state/zip Stony Brook, New York 11790
 Business address 125 Front Street
 City/state/zip Mineola, New York 11501
 Telephone (516) 739 - 8080
 Other present address(es) _____
 City/state/zip _____
 Telephone _____
 List of other addresses and telephone numbers attached _____
2. Positions held in submitting business and starting date of each (check all applicable)
 President ____/____/____ Treasurer ____/____/____
 Chairman of Board ____/____/____ Shareholder ____/____/____
 Chief Exec. Officer ____/____/____ Secretary ____/____/____
 Chief Financial Officer ____/____/____ Partner ____/____/____
 Vice President 6/1/85
 (Other) _____
3. Do you have an equity interest in the business submitting the questionnaire?
 NO ____ YES X If Yes, provide details. Answer: Ronald Haberman owns a minority equity interest of the Company.
4. Are there any outstanding loans, guarantees or any other form of security or lease or any other type of contribution made in whole or in part between you and the business submitting the questionnaire? NO X YES ____ If Yes, provide details.
5. Within the past 3 years, have you been a principal owner or officer of any business or not-for-profit organization other than the one submitting the questionnaire? NO X YES ____; If Yes, provide details.

6. Has any governmental entity awarded any contracts to a business or organization listed in Section 5 in the past 3 years while you were a principal owner or officer? NO ☐ YES ☐ If Yes, provide details. Answer: Question 5's answer was NO. Therefore, the answer to this question is N/A.

NOTE: An affirmative answer is required below whether the sanction arose automatically, by operation of law, or as a result of any action taken by a government agency.

Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.

7. In the past (5) years, have you and/or any affiliated businesses or not-for-profit organizations listed in Section 5 in which you have been a principal owner or officer:
- a. Been debarred by any government agency from entering into contracts with that agency? NO ☒ YES ☐ If Yes, provide details for each such instance.
 - c. Been declared in default and/or terminated for cause on any contract, and/or had any contract cancelled for cause? NO ☒ YES ☐ If Yes, provide details for each such instance.
 - c. Been denied the award of a contract and/or the opportunity to bid on a contract, including, but not limited to, failure to meet pre-qualification standards? NO ☒ YES ☐ If Yes, provide details for each such instance.
 - d. Been suspended by any government agency from entering into any contract with it; and/or is any action pending that could formally debar or otherwise affect such business's ability to bid or propose on contract? NO ☒ YES ☐ If Yes, provide details for each such instance.
8. Have any of the businesses or organizations listed in response to Question 5 filed a bankruptcy petition and/or been the subject of involuntary bankruptcy proceedings during the past 7 years, and/or for any portion of the last 7 year period, been in a state of bankruptcy as a result of bankruptcy proceedings initiated more than 7 years ago and/or is any such business now the subject of any pending bankruptcy proceedings, whenever initiated? If 'Yes', provide details for each such instance. (Provide a detailed response to all questions checked "YES". If you need more space, photocopy the appropriate page and attach it to the questionnaire.) Answer: Question 5's answer was NO. Therefore, the answer to this question is N/A.
- a) Is there any felony charge pending against you? NO ☒ YES ☐ If Yes, provide details for each such charge.
 - b) Is there any misdemeanor charge pending against you? NO ☒ YES ☐ If Yes, provide details for each such charge.
 - c) Is there any administrative charge pending against you? NO ☒ YES ☐ If Yes, provide details for each such charge.
 - d) In the past 10 years, have you been convicted, after trial or by plea, of any felony, or of any other crime, an element of which relates to truthfulness or the underlying facts of which related to the conduct of business? NO ☒ YES ☐ If Yes, provide details for each such conviction.
 - e) In the past 5 years, have you been convicted, after trial or by plea, of a misdemeanor? NO ☒ YES ☐ If Yes, provide details for each such conviction.

- f) In the past 5 years, have you been found in violation of any administrative or statutory charges? NO ☒ YES ____ If Yes, provide details for each such occurrence.
9. In addition to the information provided in response to the previous questions, in the past 5 years, have you been the subject of a criminal investigation and/or a civil anti-trust investigation by any federal, state or local prosecuting or investigative agency and/or the subject of an investigation where such investigation was related to activities performed at, for, or on behalf of the submitting business entity and/or an affiliated business listed in response to Question 5? NO ☒ YES ____ If Yes, provide details for each such investigation.
10. In addition to the information provided, in the past 5 years has any business or organization listed in response to Question 5, been the subject of a criminal investigation and/or a civil anti-trust investigation and/or any other type of investigation by any government agency, including but not limited to federal, state, and local regulatory agencies while you were a principal owner or officer? NO ☒ YES ____ If Yes; provide details for each such investigation.
11. In the past 5 years, have you or this business, or any other affiliated business listed in response to Question 5 had any sanction imposed as a result of judicial or administrative proceedings with respect to any professional license held? NO ☒ YES ____ If Yes; provide details for each such instance.
12. For the past 5 tax years, have you failed to file any required tax returns or failed to pay any applicable federal, state or local taxes or other assessed charges, including but not limited to water and sewer charges? NO ☒ YES ____ If Yes, provide details for each such year.

APPENDIX D

CERTIFICATION

A MATERIALLY FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN RENDERING THE SUBMITTING BUSINESS ENTITY NOT RESPONSIBLE WITH RESPECT TO THE PRESENT BID OR FUTURE BIDS, AND, IN ADDITION, MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES.

I, Ronald Haberman, being duly sworn, state that I have read and understand all the items contained in the foregoing pages of this questionnaire and the following pages of attachments; that I supplied full and complete answers to each item therein to the best of my knowledge, information and belief; that I will notify the County in writing of any change in circumstances occurring after the submission of this questionnaire and before the execution of the contract; and that all information supplied by me is true to the best of my knowledge, information and belief. I understand that the County will rely on the information supplied in this questionnaire as additional inducement to enter into a contract with the submitting business entity.

Sworn to before me this 8th day of June 2015.

Karen Schreiner
Notary Public

KAREN SCHREINER
Notary Public, State Of New York
No. 01SC6076829
Qualified in Nassau County
Commission Expires August 12, 20 18

Michael Haberman Associates, Inc.
Name of submitting business

Ronald Haberman
Print name

Ron
Signature

Vice President
Title

6/8/15
Date

MICHAEL HABERMAN ASSOCIATES, INC.

**Contract Appendix L
Certificate of Compliance**

In compliance with Local Law 1-2006, as amended, the Proposer/Bidder hereby certifies the following:

1. The chief executive officer of the Proposer/Bidder is:

Michael Haberman
125 Front Street, Mineola, New York 11501
(516) 739 - 8080

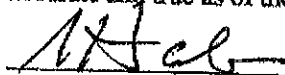
2. The Proposer/Bidder agrees to comply with the requirements of the Nassau County Living Wage Law, and with all applicable federal, state and local laws.

3. In the past five years, Proposer/Bidder _____ has ☒ has not been found by a court or a government agency to have violated federal, state or local laws regulating payment of wages or benefits, labor relations, or occupational safety and health. If a violation has been assessed by the Proposer/Bidder, describe below: N/A

4. In the past five years, an administrative proceeding, investigation, or government body-initiated judicial action _____ has ☒ has not been commenced against or relating to the Proposer/Bidder in connection with federal, state, or local laws regulating payment of wages or benefits, labor relations, or occupational safety and health. If such a proceeding, action, or investigation has been commenced, describe below: N/A

5. Proposer/Bidder agrees to permit access to work sites and relevant payroll records by authorized County representatives for the purpose of monitoring compliance with the Living Wage Law and investigating employee complaints of noncompliance.

I hereby certify that I have read the foregoing statement and, to the best of my knowledge and belief, it is true, correct and complete. Any statements or representation made herein shall be accurate and true as of the date stated below.




Dated 6/8/15

Signature of Chief Executive Officer

Michael Haberman
Name of Chief Executive Officer

Sworn to before me this

8th day of June, 2015.


Notary Public

KAREN SCHREINER
Notary Public, State Of New York
No. 018C6078829
Qualified In Nassau County
Commission Expires August 12, 20 18

AMENDMENT TO: RFP #: AS0518-1509

TITLE: Systematic Review and Analysis of Assessments

AMENDMENT: #1

PURPOSE: The purpose of this amendment is to add *Executive Order #1-2015*, enacted on May 19, 2015.

All other terms and conditions remain unchanged.

EXECUTIVE ORDER NO. 1 - 2015

EXECUTIVE ORDER PURSUANT TO SECTION 203 OF THE
COUNTY GOVERNMENT LAW OF NASSAU COUNTY TO FURTHER
DISCLOSURE BY THOSE DOING BUSINESS WITH NASSAU
COUNTY

WHEREAS, pursuant to subdivision 1 of section 203 of the Nassau County Charter, the County Executive is responsible for the administration of all departments, offices and functions of the county government; and

WHEREAS, the County Executive, in furtherance of his duties pursuant to subdivision 1 of section 203, is committed to ensuring transparency and openness with respect to the administration of governmental functions; NOW, THEREFORE BE IT

ORDERED, that the Office of the Nassau County Attorney shall ensure that every Request for Proposals, Request for Qualifications, Request for Expressions of Interest and every request for bid shall include therein the County of Nassau Consultant's, Contractor's and Vendor's Disclosure Form (hereinafter "Disclosure Form") attached hereto and made a part hereof, and it is further

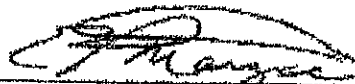
ORDERED, that the Department of Purchasing/Shared Services ensure every bid document published on the Nassau County Purchasing website, including but not limited to Requests for Proposals, include the Disclosure Form; and it is further

ORDERED, that each department operating under the Office of the County Executive shall be responsible for obtaining a completed copy of the Disclosure Form from all vendors and prospective vendors and all other contractors and prospective contractors or other parties wishing to do business with the County, and attaching a copy of said form to the bid, offer, proposal or proposed contract involved; and it is further

ORDERED, the Office of the Nassau County Attorney shall ensure that every proposed contract includes the Disclosure Form completed by the consultant, contractor or vendor to whom the contract was awarded prior to such contract being routed to the various agencies, including - but not limited to - the Nassau County Office of Management and Budget, the Comptroller's Office and the Office of the County Executive; and it is further

ORDERED, that this Executive Order shall take effect immediately.

Dated: May 15, 2015



EDWARD P. MANGANO
COUNTY EXECUTIVE

COUNTY OF NASSAU

CONSULTANT'S, CONTRACTOR'S AND VENDOR'S DISCLOSURE FORM

1. Name of the Entity: Michael Haberman Associates, Inc.
Address: 125 Front Street
City, State and Zip Code: Mineola, New York 11501
2. Entity's Vendor Identification Number: 11-2510480
3. Type of Business: ☐ Public Corp ☐ Partnership ☐ Joint Venture
☐ Ltd. Liability Co ☒ Closely Held Corp ☐ Other (specify)
4. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, all partners and limited partners, all corporate officers, all parties of Joint Ventures, and all members and officers of limited liability companies (attach additional sheets if necessary):

Michael Haberman, 1070 Links Road, Woodmere, NY 11589

Ronald Haberman, 4 Manchester Lane, Stony Brook, NY 11790

5. List names and addresses of all shareholders, members, or partners of the firm. If the shareholder is not an individual, list the individual shareholders/partners/members. If a Publicly held Corporation include a copy of the 10K in lieu of completing this section.

Michael Haberman, 1070 Links Road, Woodmere, NY 11589

Ronald Haberman, 4 Manchester Lane, Stony Brook, NY 11790

6. List all affiliated and related companies and their relationship to the firm entered on line 1. above (if none, enter "None"). Attach a separate disclosure form for each affiliated or subsidiary company.

None

7. List all lobbyists whose services were utilized at any stage in this matter (i.e., pre-bid, bid, post-bid, etc.). The term "lobbyist" means any and every person or organization retained, employed or designated by any client to influence - or promote a matter before - Nassau County, its agencies, boards, commissions, department heads, legislators or committees, including but not limited to the Open Space and Parks Advisory Committee and Planning Commission. Such matters include, but are not limited to, requests for proposals, development or improvement of real property subject to County regulation, procurements, or to otherwise engage in lobbying as the term is defined herein. The term "lobbyist" does not include any officer, director, trustee, employee, counsel or agent of the County of Nassau, or State of New York, when discharging his or her official duties.

(a) Name, title, business address and telephone number of lobbyist(s):

None

Page 3 of 4

(b) Describe lobbying activity of each lobbyist. See page 4 of 4 for a complete description of lobbying activities.

N/A

(c) List whether and where the person/organization is registered as a lobbyist (e.g., Nassau County, New York State):

N/A

8. VERIFICATION: This section must be signed by a principal of the consultant, contractor or Vendor authorized as a signatory of the firm for the purpose of executing Contracts.

The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

Dated: 6/8/15

Signed: [Signature]

Print Name: Michael Haberman

Title: President

The term lobbying shall mean any attempt to influence: any determination made by the Nassau County Legislature, or any member thereof, with respect to the introduction, passage, defeat, or substance of any local legislation or resolution; any determination by the County Executive to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the County Legislature; any determination by an elected County official or an officer or employee of the County with respect to the procurement of goods, services or construction, including the preparation of contract specifications, including by not limited to the preparation of requests for proposals, or solicitation, award or administration of a contract or with respect to the solicitation, award or administration of a grant, loan, or agreement involving the disbursement of public monies; any determination made by the County Executive, County Legislature, or by the County of Nassau, its agencies, boards, commissions, department heads or committees, including but not limited to the Open Space and Parks Advisory Committee, the Planning Commission, with respect to the zoning, use, development or improvement of real property subject to County regulation, or any agencies, boards, commissions, department heads or committees with respect to requests for proposals, bidding, procurement or contracting for services for the County; any determination made by an elected county official or an officer or employee of the county with respect to the terms of the acquisition or disposition by the county of any interest in real property, with respect to a license or permit for the use of real property of or by the county, or with respect to a franchise, concession or revocable consent; the proposal, adoption, amendment or rejection by an agency of any rule having the force and effect of law; the decision to hold, timing or outcome of any rate making proceeding before an agency; the agenda or any determination of a board or commission; any determination regarding the calendaring or scope of any legislature oversight hearing; the issuance, repeal, modification or substance of a County Executive Order; or any determination made by an elected county official or an officer or employee of the county to support or oppose any state or federal legislation, rule or regulation, including any determination made to support or oppose that is contingent on any amendment of such legislation, rule or regulation, whether or not such legislation has been formally introduced and whether or not such rule or regulation has been formally proposed.

ADDENDUM

RESUMES AND NEW YORK STATE LICENSES

The Company's team available for the RFP's program is seen below. Their resumes and New York State licenses are provided on the pages that follow.

Michael Haberman
Ronald Haberman
Thomas Donato
Bruce W. Sauter
Robert J. Finnegan
Richard W. Finnegan
David M. Cornell
Jill Kam
Trudi Haberman
Stellos Podimatis
Richard Stephens
Daniel F. Kelly
Betty DeMartini
William Eyring
Michael Bernard
Gay Taffel
Elinor Brunswick
Joseph Grossman
Paul Sherrock
Janine Campeau Ewald
Philip Liubicich
Anthony Titone
Anthony Legotti
Lawrence Indimine
John Goess
Peter Leo
Kevin Matheson
Mark Russo
Gregory Higgins
Thomas Fay
Peter McGuirk

QUALIFICATIONS OF MICHAEL HABERMAN – PRESIDENT

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

Bachelor of Science degree in Accounting - Long Island University, C. W. Post College - 1965. Real Estate I; Real Estate II; Long Island University. Real Estate Appraising I; Appraising Income Producing Real Estate II; Adelphi University. Appraising Real Property Course 101; Appraising Income Property Course 201; Professional Practice; Society of Real Estate Appraisers. Advanced Real Estate Appraising; Columbia Society of Real Estate Appraisers. Investing in Real Estate - Income Property Valuation; C. W. Post College. Instructor of Income/Capitalization Methods for the Columbia Society of Real Estate Appraisers; Hofstra University. New York State Instructor for Certified Residential and Certified General Appraiser - #1-114.

PROFESSIONAL MEMBERSHIPS/LICENSES:

Certified to transact business as a Real Estate General Appraiser - I.D. #: 46-4496.

Appraisal Institute - Senior Member with the Senior Real Property Appraiser designation - SRPA - Currently not certified.

America Society of Appraisers – Senior Member with ASA designation – Currently certified.

Columbia Society of Real Estate Appraisers - Senior member – CSA-G

Nassau County Assessors Association

Licensed Real Estate Broker - New York State

EXPERIENCE:

Actively engaged in the appraisal of real estate since 1966. Appeared and testified in Supreme Courts of Manhattan, Brooklyn, Queens, Bronx, Nassau, Suffolk and Westchester Counties, New York State Court of Claims and Federal Courts with regard to real estate valuation. Consultant - review appraiser for the Nassau County's Attorney Office from 1974 to 2010. Special Consultant to the City of Long Beach for their 1990 reassessment program. Special Consultant to the Nassau

County Department of Assessment regarding Small Claim proceedings commencing 1993/94 and ending in 2008. Analyzed over 150,000 properties for purposes of negotiating and litigation. Completed the Nassau County's reassessment program as prime sub-contractor to Cole Layer Trumble Company and completed the six year annual reassessment program.

Prepared appraisal reports for the Corporation Counsel of the City of New York; Housing and Urban Development Corporation; Metropolitan Transit Authority; Housing and Development Administration; Tax Division of the City of New York; Office of the Nassau County Attorney - Tax Review and Condemnation Divisions; Nassau County Department of Assessment; Facilities Development Corporation of New York State; Public Development Corporation of the City of New York; City of Long Beach; City of Glen Cove; Villages of Cedarhurst, Freeport, Great Neck, Great Neck Estates, Great Neck Plaza, Hempstead, Floral Park, Kensington, Kings Point, Laurel Hollow, Lynbrook, Malverne, Manorhaven, Massapequa Park, Old Westbury, Port Washington North, Rockville Centre, Russell Gardens, Sands Point, Thomaston, Valley Stream, and Westbury; Town of Babylon; lending institutions i.e.: Dime Savings Bank, Fidelity Savings and Loan, Bank of New York, Suburbia Savings and Loan, Beacon Federal Savings and Loan, Marine Midland Bank, Long Island Savings Bank, Hamilton Savings Bank, Independence Savings Bank, Greater New York Savings Bank, Continental Bank, Home Savings Bank of America and clients for purposes of tax review, condemnation, feasibility studies, estates, sales, purchases and lending.

Lectured at the Nassau Academy of Law on valuation models of discounted cash flow analysis. Lectured at the New York State Bar Association of Real Property Tax Assessment - Issues and Developments in Valuing Properties and Challenging Assessments. Instructor for the Columbia Society of Real Estate Appraisers at Hofstra University - Capitalization/Income Methods to Value. Former faculty at Fordham University School of Law, Continuing Legal Education Department - Course Title "Challenging Your Real Property Tax Assessment".

Have appraised more than 75,000 individual properties including shopping centers, taxpayers, office buildings, apartments, condominiums/cooperatives, fast food restaurants, gas stations, industrial facilities, country clubs, beach clubs, hospitals, nursing homes, theatres, schools, land of all types and private homes and in excess of 150,000 homes for small claims. Have acted as consultant numerous times for 3rd party requests from courts, attorneys and government agencies.

QUALIFICATIONS OF RONALD HABERMAN - VICE PRESIDENT

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

Bachelor of Science degree in Accounting - Long Island University, C. W. Post Campus - 1972. Graduate course work in Mathematics Education - Yeshiva University - 1974/75.

Courses, seminars and programs over last 5 years: Economic Update for the Region, Appraisal Institute, 2014; Performance Building: The Basics and the Benefits, Appraisal Institute, 2014; Shaping The Future of Long Island, Appraisal Institute, 2013; Appraiser/Realtor and Mortgage Banker/Realtor: Issues and Housing Trends on Long Island Building Costs and Challenges in the Long Island Region, Appraisal Institute, 2013; Valuation Issues & Challenges After Super Storm Sandy, Appraisal Institute, 2013; Fall Reveals the True Colors, Appraisal Institute, 2012; Government Regulations & Political Decisions & the Impact on the Long Island Real Estate Market, Appraisal Institute, 2012; Overview of the Long Island Real Estate Market, Appraisal Institute, 2012; Overview of the Long Island Economy, Appraisal Institute, 2012; The State of the Appraisal Institute & Valuation Issues, Appraisal Institute, 2012; 7-Hour National USPAP Update Course, Appraisal Institute, 2011; Issues & Solutions in Real Estate Valuation Disputes, Appraisal Institute, 2011; Appraisal Review - General, Appraisal Institute, 2010; Valuation of Conservation Easements - Certificate Course, Appraisal Institute/American Society of Appraisers/American Society of Farm Managers and Rural Appraisers, in conjunction with the Land Trust Alliance, 2010; Reos, Foreclosures and Short Sales, Appraisal Institute, 2010; Current State of the Commercial Real Estate Market Appraisal Institute, 2010; The Economic Climate Appraisal Institute, 2010; Re-Initiative Focusing on Current Long Island Projects, Appraisal Institute, 2010; Using Spreadsheet Programs in Real Estate Appraisals, Appraisal Institute, 2010; USPAP - 7 Hour Update, Appraisal Institute, 2009; The New Residential Housing Market in 2010, Appraisal Institute, 2009; Is the Long Island Recession Ending? Symposium, Long Island Economic and Social Policy Institute, Dowling College, 2009; Real Estate Appraisals for Divorce Actions, Columbia Society of Real Estate Appraisers, Inc., 2009; Current Markets and Forecast for Year 2009, Appraisal Institute, 2009; The Light House Project - The New Hub of Long Island, Appraisal Institute, 2009.

Appraising Real Property Course 101, NYS Code R-1 and R-2, 60 hours; Appraising Income Property Course 201, NYS Code G-1 and G-2, 60 hours; Applied Residential Property Valuation Course 102, NYS Code R-3, 39 hours; Applied Income Property Valuation Course 202, NYS Code G-3, 39 hours; Professional Practice; Society of Real Estate Appraisers.

Real Estate Appraisal Principles Course 1A1, NYS Code R-1, 36 hours; Basic Valuation Procedures Course 1A2, NYS Code R-2, 36 hours; American Institute of Real Estate Appraisers.

INSTRUCTOR:

Past Instructor of Uniform Standards of Professional Appraisal Practice, NYS Code E/S; Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York.

Past Instructor of State Certified Exam Preparation Seminar - Residential; Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York.

Past Instructor of NYS Code R-1, R-2 and R-3; Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York.

CERTIFICATION:

New York State Department of State, Division of Licensing Services - Certified to transact business as a Real Estate General Appraiser, I.D. #: 46-4499 - *I am currently certified.* Certified Residential/General Appraiser Instructor, ID#: 1-99. NYS Approved Supervisory Appraiser, 2013.

PROFESSIONAL MEMBERSHIPS:

Appraisal Institute - Senior Member with the MAI designation. *I am currently certified.*

Appraisal Institute, Long Island Chapter - Chairman, Reception Committee - 1994 and 1995; Chairman, Seminars - General Committee - 1996 to 2000; Treasurer - 2001; Secretary - 2002; Vice President - 2003; Chair of Associate Guidance/General Committee - 2006 to 2010; Board of Directors - 2001, 2003, 2006 to 2014.

Columbia Society of Real Estate Appraisers - Senior Member - CSA-G. *I am currently certified.*

New York State Condemnation Conference - President, 1997/98.

EXPERIENCE:

Actively engaged in the appraisal of real estate during 1975 - 1976 and 1981 to present.

Appeared and testified in the Supreme Courts of Nassau, Suffolk, Brooklyn and Queens County, New York State Court of Claims and Federal Bankruptcy Court with regard to real estate valuation. Appeared and spoke at zoning board hearings in Nassau County with regard to variance applications. Specialties include the preparation of project and trial/claim condemnation and tax certiorari appraisals along with expert trial testimony and litigation support. Other specialties include the analysis and valuation of fractional property interests including specialized lease interests such as leased fee or leasehold; conservation and other types of easements, development rights and right of ways; the appraisal of utility and water company property, along with an expertise in the valuation of wetlands.

Prepared appraisal reports for the Corporation Counsel of the City of New York; Housing and Urban Development Corporation; Metropolitan Transportation Authority; Housing and Development Administration; Tax Division of the City of New York; Office of the Nassau County Attorney - Tax Review and Condemnation Divisions; Nassau County Department of Assessment; Suffolk County Department of Real Estate; Suffolk County Department of Public Works; Town of Babylon, Town of Brookhaven; Town of Huntington; New York State Office of Mental Health; Facilities Development Corporation/Office of Mental Retardation and Developmental Disabilities; City of Long Beach; City of Glen Cove; Villages of Freeport, Valley Stream, Hempstead, Cedarhurst, Russell Gardens, Great Neck Plaza, Great Neck, Floral Park and Rockville Centre; Attorneys, Corporations and Private Clients; lending institutions including Dime Savings Bank, Beacon Federal Savings Bank, Bank of New York, New York Bank for Savings, Fidelity New York, Marine Midland Bank, Chase, Suburbia Savings and Loan, Long Island Savings Bank, Greater New York Savings Bank, Independence Savings Bank, Hamilton Savings Bank, Jamaica Savings Bank, Astoria Federal Savings; and clients for purposes of tax review, condemnation, feasibility studies, trusts & estates, sales, purchases, matrimonials, open space and conservation easements for example.

Have appraised over 20,000 individual properties including private dwellings, shopping centers, taxpayers, office buildings, apartments, condominiums/cooperatives, fast food restaurants, gas/service stations, industrial facilities, country clubs, beach clubs, hospitals, nursing homes, theaters, schools and land of all types. Experience includes the development of office management, flow control and operating systems utilized for the analysis and/or appraisal of over 150,000 properties as part of the work performed for the Nassau County Department of Assessment regarding Small Claims proceedings commencing 1993/94. Have acted as review appraiser on approximately 5,000 URAR, Small Residential Income Appraisals and condominium and co-operative reports for purposes of tax review, estates, matrimonial and lending. Completed working on Nassau County's reassessment program as a prime sub-contractor to the Cole Layer Trumble Company and on two years of updates. Completed reassessment programs for the Villages of Farmingdale, Great Neck, Great Neck Estates, Lake Success, Mineola, Russell Gardens, Sea Cliff, Westbury and Williston Park and subsequent yearly updates. Currently acting as monitor of the revaluation project being performed by Tyler Technologies in Westchester County in the Townships of Greenburgh and Ossining, and the City of Yonkers 2014 - 2016.

Have acted as consultant various times for 3rd party requests from attorneys and government agencies.

UNIQUE ID NUMBER 46000004477	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 74406
PURSUANT TO THE PROVISIONS OF ARTICLE 66 OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR. 12 10 13
HABERMAN RONALD H C/O MICHAEL HABERMAN ASSOCIATE 125 FRONT ST MINEOLA, NY 11501		EXPIRATION DATE MO. DAY YR. 12 09 15
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER		
<small>DDF-1086 (Rev. 5/01)</small>		<small>In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.</small> CESAR A. PERALES SECRETARY OF STATE

MEMBERSHIP CERTIFICATE

This Certifies That

Ronald Hugh Haberman

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this *24th* day of *July*, 1999

Ronald H. Haberman M.A.I.

President

THIS CERTIFICATE IS THE PROPERTY OF THE APPRAISAL INSTITUTE
AND MUST BE RETURNED TO THE SECRETARY UPON CANCELLATION OF MEMBERSHIP.



**APPRAISAL
INSTITUTE®**

QUALIFICATIONS OF THOMAS DONATO – VICE PRESIDENT

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

May 2015 – The Metropolis of the Future - Columbia Society of Real Estate Appraisers – 3 hours. September 2015 – How Rent Stabilization and Other Legal Influences Affect Value in Multi-Family Dwellings. - Columbia Society of Real Estate Appraisers – 3 hours. November 2011 – The Seven Deadliest Environmental Issues Impacting Real Property Appraisals - Columbia Society of Real Estate Appraisers – 3 hours. July 2011 - IAO Instructors Training – Institute of Assessing Officers – 30 hours - January 2011 – Commercial Real estate Finance Trends & Outlook – Columbia Society of Real Estate Appraisers – 3 hours - November 2010 – Outside the Box Appraisal Assignments - Columbia Society of Real Estate Appraisers – 3 hours. October 2010 - The Basics of Reassessments – Institute of Assessing Officers – 6 hours. September 2010 – Reading and Understanding Deeds and Titles – Columbia Society of Real Estate Appraisers – 3 hours. July 2010 – Mobile Home Park/Mobile Home Valuation – Cornell – 16 hours. July 2010 – Article 7 Proceedings and Trial – Cornell 16 hours. September 2009 – Hotel Appraising-New Techniques for Today's Uncertain Times – Appraisal Institute – 7 hours. July 2009 – Restaurant Valuation - Institute of Assessing Officers, Cornell – 15 hours. July 2009 – Big Box Store Appraisal – Institute of Assessing Officers, Cornell – 15 hours. July 2008 – SPSS Modeling – Institute of Assessing Officers, Cornell – 40 hours. January 2008 – Real Estate Cost Segregation Studies and 1031 Exchanges: What the Experts Say – Columbia Society of Real Estate Appraisers – 3 hours. November 2007 – Real Estate Investments & Alternative Investments – Columbia Society of Real Estate Appraisers – 3 hours. September 2007 – Eminent Domain – Columbia Society of Real Estate Appraisers – 3 hours. June 2007 – Data Collection, Fundamentals – New York State Office of Real Property Services (ORPS). May 2007 – Hotel Valuation – Columbia Society of Real Estate Appraisers – 3 hours. February 2007 – Introduction to Mass Appraisal – New York State Office of Real Property Services (ORPS). January 2007 – Exemption Administration Fundamentals – New York State Office of Real Property Services (ORPS). January 2007 – Assessment Administration – New York State Office of Real Property Services (ORPS). August 2006 – SPSS and Pre-Decisional Collaboration – New York State Office of Real Property Services (ORPS). August 2006 – RPS V4 and GIS – New York State Office of Real Property Services (ORPS). August 2006 – RPS V4 Report Writing – New York State Office of Real Property Services (ORPS). April 2006 – Valuation of Assisted Living – New York State Assessors Association – 6 hours. January 2006 – New York State Building Codes & Detrimental Property Conditions - Columbia Society of Real Estate Appraisers – 3 hours. November 2005 – New York State Board of Real Estate Appraisal & Its Function - Columbia Society of Real Estate Appraisers – 2 hours. September 2005 – Fannie Mae & The Appraisal Process - Columbia Society of Real Estate Appraisers – 3 hours. August 2005 – IAAO Standards of Practice and Professional Ethics – IAAO Internet Course. July 2005 – Market Analysis and the Site To Do Business – Appraisal Institute – 7 hours. June 2005 – Assessment Administration (Class 400) – International Association of

Assessing Officers, Massachusetts – 40 hours. March 2005 – Appraisal Review from the Perspective of a Bank Review Appraiser - Columbia Society of Real Estate Appraisers – 3 hours. January 2005 – Protect Yourself from Environmental Risks - Columbia Society of Real Estate Appraisers – 2 hours. November 2004 – Valuation Issues In Manufactured Housing and Modular Housing – Columbia Society of Real Estate Appraisers – 3 hours. March 2004 – Mathematically Modeling Real Estate Data – Long Island Chapter of the Appraisal Institute – 8 hours. February 2004 – Sales Ratio Study – Institute of Assessing Officers, Fishkill, NY - 8 hours. November 2003 – 15 Hour USPAP Course – The Appraisal Foundation March 2003 – What's My Job – A Primer for Appraisers – Columbia Society of Real Estate Appraisers – 2 hours. December 2002 – Argus Power User – Enhanced 2 day course – Realm Business Solutions, Inc., New York City - 16 hours. November 2002 – Analysis of Market Sales: When Are They Comparables – Columbia Society of Real Estate Appraisers – 3 hours. November 2001 – HUD/FHA Property Appraisal Quality Review Issues – Columbia Society of Appraisers – 4 hours. September 2001 – Appraising Small Income Properties Using Form 71-B – Columbia Society of Appraisers – 3 hours. November 2000 – Evaluating Property Conditions That Will Affect Appraised Value – Columbia Society of Real Estate Appraisers – 3 hours. October 2000 – How GIS Can Help Appraisers Keep Pace with changes in the Real Estate Industry – Appraisal Institute – C.W. Post/LIU, Brookville, New York – 7 hours. June 2000 – Regression Analysis in Appraisal Practice (General/Residential) – New Jersey Chapter of the Appraisal Institute, Iselin, New Jersey – 7 hours. March 2000 – Appraising Mixed-Use Properties – Columbia Society of Real Estate Appraisers – 3 hours. January 2000 - #0076 – AQ-1 Fair Housing & Fair Lending/Environmental Issues – Realty Institute, Flushing, New York – 15 hours. September 1999 – Appraising Unique and Special Purpose Properties – Columbia Society of Real Estate Appraisers – 3 hours. May, 1999 - Real Estate Appraisal Course, New York State Code G-3 Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York – 30 hours. December, 1998 - Real Estate Appraisal Course, New York State Code G-2, Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York – 30 hours. November, 1998 – Environmental and Detrimental Issues – Columbia Society of Real Estate Appraisers – 3 hours. June, 1998 - Automated Valuation Models Seminar - Appraisal Institute - 8 hours. April, 1998 – Real Estate Appraisal Course, New York State Code G-1, Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York – 30 hours. March, 1998 - Real Estate Appraisal Continuing Education, New York State Code 0751-02 Columbia Society of Real Estate Appraisers – 3 hours. November, 1997 – Real Estate Appraisal Course, New York State Code Ethics and Standards of Professional Practice, New York School of Real Estate, Levittown, New York – 15 hours. October, 1997 – Real Estate Appraisal Course, New York State Code R-2, New York School of Real Estate, Levittown, New York – 30 hours. August, 1997 – Real Estate Appraisal Course, New York State Code R-1, New York School of Real Estate, Levittown, New York – 30 hours. March, 1997 – New York State Real Estate Salesperson Qualifying Course, New York School of Real Estate, Levittown, New York – 45 hours.

PROFESSIONAL MEMBERSHIPS AND LICENSES:

The Institute of Assessing Officers – IAO Designation
 RPTAC – (Real Property Tax Administration Committee (Equalization sub-committee)
 New York State Assessor's Association – Standing Committee (Education)
 The Institute of Assessing Officers – Trustee

International Association of Assessing Officers – CAE & AAS Candidate
NYS Approved Candidate Assessor
Columbia Society of Real Estate Appraisers, Board of Governors CSA-G
Appraisal Institute - Candidate Member (former)
New York Condemnation Conference – Member (former)
New York State Real Estate General Appraiser - #46-39299
New York State Real Estate Salesperson #10401218495

EXPERIENCE:

Assessor Positions:

Village of Lake Success – Since 2007
Village of East Rockaway – Since 2007
Village of Great Neck – Since 2011
Village of Amityville – Since 2011

Reassessment Projects:

Nassau County	Russell Gardens	Mineola	Great Neck	Sea Cliff
Lake Success	Farmingdale	Westbury	Great Neck Estates	Williston Park

Tax Certiorari Specialist for the Villages of East Rockaway, Floral Park, Great Neck and East Hills

Represented Nassau County Department of Assessment and Nassau/Suffolk County Villages in thousands of Small Claims Assessment Review proceedings

Currently working as a full time Commercial Appraiser/Tax Specialist/GIS Specialist. Properties appraised include condominiums, cooperatives, private homes, shopping centers, gasoline service stations, marinas, industrial buildings, commercial buildings, office buildings, restaurants and vacant land.

Worked as Real Estate Salesperson, All Island Estate Realty Corp., Wantagh, New York.

Worked as a commercial appraiser assistant for Benjamin J. Berger and Associates, Huntington, New York.

INSTRUCTOR:

Nationwide Real Estate & Appraisal Training Center in Westbury, NY (former)

QUALIFICATIONS OF BRUCE W. SAUTER, AAS, IAO

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

CONSULTANT, Real Property Valuation and Assessment Administration (1980 through current)

STATE OF NEW YORK (1972 - 2005)

Office of Real Property Services (formerly the Division of Equalization and Assessment)

Chief Information Officer and Chief Valuation Strategist August 2002 - July 2005

Core Process Manager, Valuation May 1999

Asst. Program Manager, State Assessment Services June 1995

Director, External Services August 1994

Director, Bureau of Local Assessment Services January 1990

Director, Bureau of Valuation Services June 1986

Director, Valuation Research and Development November 1980

and a series of 6 progressively responsible positions since August 1973

Department of Correctional Services

Bureau of Research and Statistics, Crime Statistics Unit August 1972

Significant Accomplishments:

Without increasing personnel or funding, successfully led and implemented an innovative solution to meet customer requirements with a first of its kind public-private partnership involving the cooperation of State, county, and local governments with IBM. This mutually beneficial relationship; allowed local governments to manage their own assessment administration needs locally and save them hundreds of thousands of dollars annually; allowed IBM to meet their customer needs and significantly expand IBM system sales and use in the governmental sector; and allowed the State to expand the use of the standardized Real Property Assessment System (RPS) to over 94 percent of the municipalities facilitating assessment roll classification and equalization rate survey selections, assessor training programs, and tax policy studies.

Developed the textbook outline and was a global editor for the International Association of Assessing Officers' textbook Property Appraisal and Assessment Administration used to support the professional education program of the IAAO worldwide and adopted as a text for college accreditation through the University of British Columbia, New York University (Masters Program in Real Estate), and the Empire State College among others.

Received the 1994 New York State Association of County Directors of Real Property Tax plaque for recognition and appreciation of support and assistance given in dealing with the complex issues of real property tax administration in NYS

A New York State Management/Leadership initiative developed an employee-management consensus that balanced agency goals leading to improvements in productivity and fiscal savings with employee needs and desired working conditions. This initiative was recognized as a significant achievement with wire services, newspaper and television coverage from coast to coast.

Analyzed tax policy issues analyzing the ramifications of shifting the fiscal infrastructure base from the Real Property Tax to a payment in lieu of taxes (PILOT) lauded by many local government officials and legislators with vested interests.

Champion for technology advancements by developing the first videodisc on real property (NYU and MIT), Integrating Geographic Information Systems (GIS) technology in real property tax administration, and Internet based network opportunities.

Successfully influenced and negotiated policy changes with the New York State Appraiser Licensing Board to sanction mass appraisal experience criteria for Appraiser Licensing in New York State. Appointed to The Appraisal Foundation's (ASB) task team to rewrite Standard 6 (Mass Appraisal).

Active member of the International Association of Assessing Officers (1984-2010); Executive Board (1996-98); IAAO Presidential Citation (1991, 1992, 1998, 1999, 2000, 2001, 2004); IAAO Representative to the Association of Appraisal Regulatory Organizations (AARO) and The Appraisal Foundation (TAF) (1996-2004); Chairperson of the Planning and Operations Committee (1998-99); Chairperson of the Research and Technology Committee (1995-96) and Chairperson of the Computer-Assisted Appraisal Section (1990-92); Chairperson of the Scholarship Committee (2005-07); Budget Subcommittee (1997-98); Infrastructure Review Committee (1996-97); Rules and By-Laws Subcommittee (1992-94); Nominating Committee (1995); USPAP and Appraisal Regulatory Advisory Committee (1999-2004); Computer-Assisted Appraisal Section (1990-97); State Representative for the IAAO (1988-91).

Additional professional memberships include: New York State Assessors' Association (1981-2008), New York State Institute of Assessing Officers - IAO designation (1985-2008) and the Western New York Chapter of the IAAO (1992-2008). Formerly a member of the Northeast Regional Association of Assessing Officers, Albany/Schenectady County Assessors' Association, IAAO Mapping Section, and Urban and Regional Information Systems Association (URISA).

Other memberships include: NYS E-Government Guidance Team; NYS Real Property Tax Advisory Committee; NYS CIO Council (and CIO Council Leadership, Intergovernmental Communications, Security, and Strategic Planning Committees).

PUBLICATIONS:

- "Economic Model for Appraising Vacant Commercial/Industrial Property in the Absence of Existing Sales Data", (Sauter), Florida Department of Revenue Property Appraisers' School, Tampa Fla., (FDR) 1994.
- "Generating Revenue Without Raising Taxes", (Sauter), State and Local Government Executives Conference Proceedings, International Business Machines (IBM) 1982.
- Property Appraisal and Assessment Administration: IAAO, (Chapter outlines, global and technical editing), International Association of Assessing Officers (IAAO) 1990.
- "Valuation Stability: A Practical Look at the Problems", (Sauter), Property Tax Journal 6(4) 243-50, International Association of Assessing Officers (IAAO) 1987.
- "Chapter 9: Computers and Comparable Sales", (Sauter), Introduction to Computer Assisted Valuation, Lincoln Institute of Land Policy (LILP) 1985.
- "Pros and Cons of Using Financial Data in Appraising Real Property", (Sauter) Chapter 23, 3rd Annual Institute on State and Local Taxation, New York University (NYU) 1985.

PRESENTATIONS AND SPEECHES:

- World Congress on Computer Assisted Valuation, I and II
- Institute on State and Local Taxation
- International Association of Assessing Officers'

Participation in Technical Seminars and Annual Conference on Property Tax Administration

Las Vegas, Nevada	1977	Hollywood, Florida	1984	Reno, Nevada	1985
San Francisco, California	1986	New Orleans, Louisiana	1987	Nashville, Tennessee	1988
Fort Worth, Texas	1989	Montreal, Quebec, Canada	1990	Phoenix, Arizona	1991
St. Louis, Missouri	1992	Seattle, Washington	1994	Chicago, Illinois	1995
Houston, Texas	1996	Toronto, Ontario, Canada	1997	Orlando, Florida	1998
Las Vegas, Nevada	1999	Miami, Florida	2001	Nashville, Tennessee	2003

Boston, Massachusetts 2004 Anchorage, Alaska 2005 Louisville, Kentucky 2009

- Lincoln Institute of Land Policy
- Florida Department of Revenue Property Appraisers' Conference
- Maine Assessors' Association
- Massachusetts Chapter IAAO and the Western New York Chapter IAAO
- N.Y.S. Association of Counties, N.Y.S. Association of Towns, and Intergovernmental Conference on Data Processing
- N.Y.S. Assessors' Association and the Albany-Schenectady County Assessors' Association
- Northeast Regional Association of Assessing Officers
- Rhode Island Association of Assessing Officers State and Local Government Executives Conference (IBM)

TECHNICAL TRAINING:

- Bachelor of Science Physics/Mathematics - State University of New York at Albany

Successful completion of the following professional development courses:

- Managing N.Y.S. Management/Leadership Level I, Management Communications (American Management Association), Communication Skills for Managers, Oral Presentations, Time Management, Strategically Working Effectively in Teams, Introduction to Quality, Quality Improvement Process and numerous Quality Forum Seminars.
- Course 1: Fundamentals of Real Property Appraisal, Course 2: Income Approach to Valuation, Course 3: Narrative Appraisal Report Writing, Course 207: Industrial Property Appraisal, Course 302: Mass Appraisal of Income Producing Commercial Properties, Course 311: Residential Modeling Concepts, Course 400: Assessment Administration, Course 402: Tax Policy, IAAO Commercial Case Study Exam, Seminars on Computer Assisted Appraisal Systems, and the Workshop on Narrative Appraisal Report Writing from the International Association of Assessing Officers (IAAO).
- Computer Assisted Mass Appraisal and Multiple Regression Basics, Land Valuation Methods, Land Valuation for Rural Property, Mathematical Methods for Computer Assisted Mass Appraisal, Feedback Computer Assisted Mass Appraisal, and Computer Assisted Mass Appraisal Potential for Commercial Property from the Lincoln Institute of Land Policy (LILP).
- Advanced Rural Appraisal from the American Society of Farm Managers and Rural Appraisers (ASFMRA)
- Appraisal Licensing Courses R1, G1, Ethics and Standards of Professional Appraisal Practice [USPAP] and G3 (granted equivalency for all other appraisal licensing courses)
- The First and Second World Congresses on Computer Assisted Valuation (LILP/IAAO)

CONSULTING: REAL PROPERTY TAX ADMINISTRATION, MANAGEMENT & VALUATION SYSTEMS

City of Boston, Massachusetts
 City of Calgary, Alberta, Canada
 City of Charlottesville, Virginia
 City of Hampton, Virginia
 City of Minneapolis, Minnesota
 City of Montreal, Quebec, Canada
 City of Providence, Rhode Island
 City of Richmond, Virginia
 City of Washington, District of Columbia
 City of White Plains, New York

County of Brevard (Melbourne, Titusville, Canaveral), Florida
 County of Luzerne (Wilkes-Barre, Hazelton) Pennsylvania
 County of Jasper, Texas
 County of Johnson (Olathe), Kansas
 County of Johnson, Texas
 County of Orange, Texas
 County of Pinellas (Clearwater/St. Petersburg), Florida
 County of Prince William, Virginia
 County of Shelby (Memphis), Tennessee
 County of Tioga, Pennsylvania

QUALIFICATIONS OF ROBERT J. FINNEGAN

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EXPERIENCE:

- 2005 to Present: Real Property Tax Consultant
- 1994 to 2005: Tyler Technologies – CLT (NYSE: TYL), Mineola, NY – Senior Vice President
- Conducted direct sale and contract negotiation of systems and services to metro NYC and New England jurisdictions, including contracts with fees of \$34,000,000 and \$28,000,000.
- Supervised as many as thirty information technology and real estate appraisal professionals in assessment updates and system installations.
- 1975 to 1994: Finnegan Associates, Inc., NYS Mass Appraisal and Monitoring – President
- Monitored revaluations in small (e.g., Mt. Kisco, NY) and large (e.g., Brookhaven, NY – 200,000 parcels) jurisdictions
- Consulted with State, County, City and Town governments in developing computer-assisted solutions to property tax problems
- Administratively supervised property tax reappraisal projects in more than 200 municipalities in five states (MA, NY, CT, NH, VT) and Washington, DC.
- Conducted informational and training lectures to more than 1,000 audiences over twenty years.
- 1970 to 1975: New York State Office of Real Property Services
- 1975 – Eastern Regional State Director
1974 – Principal Real Estate Appraiser (MAS)
1973 – Senior Real Estate Appraiser (MAS)
1970-1972 – Real Estate Appraiser, Mass Appraisal Systems (MAS)
- 1970 to 1973: Hudson Valley Community College
- Assistant Professor (Computer-assisted Appraisal Methodologies), Evening Division

EDUCATION:

University of Georgia, Athens, GA, MA in Real Estate Economics
Boston College, Chestnut Hill, MA, BS in Finance and Economics

OTHER PROFESSIONAL CREDENTIALS:

- Master User, SOLIR System of Lincoln Institute of Land Policy, Cambridge, MA
- Governor's Advisory Committee on Reassessment, Montpelier, VT
- Steering Committee, World Congress on Computer Assisted Mass Appraisal at Harvard Law School
- Presenter, International Symposium on the Property Tax, Vienna, Austria
- Member of Lambda Alpha, International Land Economics Fraternity

QUALIFICATIONS OF RICHARD W. FINNEGAN

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EXPERIENCE:

August 2011
to Present

Finnegan Appraisal and Consulting, LLC – President

Services to assessing departments and the provision of residential and commercial fee appraisal services.

1996-June 2011

Town of Duxbury, MA – Director of Assessing

Direct the operations of The Assessing Department under the oversight of the Board of Assessors. Significant accomplishments include:

Conducted 16 town-wide real property revaluations including 6 DOR certification reviews. All residential and commercial properties were valued by me personally without the use of an outside appraisal firm.

Achieved virtually a 100% track record of success at the Appellate Tax Board in achieving decisions in favor of the Town.

1992-1996

Market Appraisal, Inc. Needham, MA – President

Provided assessment related consulting and appraisal services to state and local governments as well as fee appraisal services to companies and private individuals. Client list: Massachusetts Department of Revenue; State of Oklahoma Department of Revenue; Ashby, MA; Ayer, MA; Berlin, MA; Blackstone, MA; Bourne, MA; Chilmark, MA; Dedham, MA; Douglas, MA; Duxbury, MA; East Brookfield, MA; Ellington, CT; Framingham, MA; Grafton, MA; Hingham, MA; Mattapoisett, MA; Newton, MA; Shelburne, MA; Southborough, MA; Sudbury, MA; Wales, MA; and Wareham, MA

1977-1991

Robert J. Finnegan and Associates, Inc., Concord, MA – Vice President

Provided assessment related consulting and appraisal services to local governments in New England and New York. Clients personally served include: Beacon, NY; Berlin, MA;

Billerica, MA; Boxborough, MA; Cheshire, MA; Clinton County, NY; Derry, NH; Dracut, MA; Ellington, CT; Fishkill, NY; Greenfield, MA; Groton, CT; Hamilton County, NY; Holbrook, MA; Hyde Park, NY; Lexington, MA; Long Beach, NY; Lunenburg, MA; Maynard, MA; Middleboro, MA; Millis, MA; Newburg, NY; Newton, MA; Northbridge, MA; Oneida County, NY; Poughkeepsie, NY; Randolph, MA; Rensselaer County, NY; Rhinebeck, NY; Riverhead, NY; Saratoga County, NY; Saugus, MA; Southington, CT; Springfield, VT; Wakefield, MA; Wayland, MA; Winchester, MA.

EDUCATION:

1968 – M.S.W., Community Organization and Planning
Boston College, Chestnut Hill, MA

1966 – A.B. Social Sciences
Boston College, Chestnut Hill, MA

LICENSES AND PROFESSIONAL AFFILIATIONS:

- Massachusetts Accredited Assessor (MAA)
- NYS Certified General Appraiser, # 4420
- Member, Plymouth, MA Board of Assessors, 2005-present
- Member of the Executive Board and Education Committee of the Massachusetts Association of Assessing Officers, 2011- present
- Board Member and Treasurer of the Community Software Consortium, 2008-2011
- President, Plymouth County Assessors Association, 2001-2002
- President, Norfolk/Suffolk Assessors Association, 1995-1996
- Member/Chairman, Needham Board of Assessors, 1982-1996

QUALIFICATIONS OF DAVID M. CORNELL, MAI, CAE

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

Professional Appraisal Experience

2010 - Present

Position: Assistant Director, Municipal and Property Division NH Department of Revenue Administration
Duties include the oversight of all taxable property in New Hampshire. Assisting in educating municipalities in the proper methodology and techniques of appraisal and assessment of real property; performing statistical test to determine the level of quality and accuracy for revaluations completed for assessing districts; assisting in the state-wide equalization process; assisting providing oversight in the valuation of commercial and utility properties.

2006 - 2010

Position: Chairman of the Board of Assessors City of Manchester
Duties include the oversight of approximately 52,000 properties in the City of Manchester, equaling roughly \$10 billion in market valuation; annually determining the projected tax base for budgetary purposes; advising the Mayor and the Board of Aldermen on real estate valuation and acquisition issues; voting on all tax abatement cases; educating taxpayers about the property assessment and abatement process; performing statistical analysis of assessments to determine uniformity and equity.

2003 - 2006

Position: Commercial Appraiser City of Manchester
Duties included identifying, listing, and appraising of commercial property for tax purposes; measuring, listing and valuing new construction projects; preparing appraisals for numerous tax appeal cases appearing as an expert witness before the Board of Tax and Land Appeals and Superior Court (residential, commercial, and industrial properties).

1999 - 2003

Position: Real Estate Appraiser/Assistant Utility Appraiser N.H. Department of Revenue Administration
Duties included assisting with the planning, organizing, and administering the appraisal and taxation of public utility property in the state; assisting with the researching and analyzing utility industry trends, data and technical reports to determine the value of public utility companies; adjusted utility property appraisal valuation models based on market data; additional duties included appraising industrial, commercial, and residential property to determine equitable tax assessments for use by New Hampshire cities and towns; instructed local assessing officials in assessing techniques; explained the real estate appraisal process to property owners at public hearings.

1998 - 1999

Position: Real Estate Appraiser Gwinnett County Property Appraisal Division
Duties included assisting with the revaluation of the commercial property in Gwinnett County, GA. Used the cost, income, and sales comparable approach to derive values using the CAMA (computer-assisted mass appraisal) system. Listed new property identifying the use, zoning, topography, utilities, and other influential market factors.

1997 - 1998

Position: Real Estate Appraiser Borden Appraisal & Consulting Associates, Inc.
Performed appraisals for banks and mortgage companies on residential and small income producing property while using the cost, comparable sales, and the income approach to derive a value.

Professional Licenses and Affiliations

Appraisal Institute Designated Member- MAI Designation
Appraisal Institute NH Chapter- Board of Directors (2014- present)
Appraisal Institute NH Chapter- Candidate Guidance Committee Chair
International Association of Assessing Officers- Certified Assessment Evaluator (CAE)
International Association of Assessing Officers- Senior National Instructor
New Hampshire Association of Assessing Officials - Certified New Hampshire Assessor
New Hampshire Certified General Appraiser- NHCG-863
New Hampshire Department of Revenue - Certified Property Assessor Supervisor

Education

Plymouth State University, Masters of Business Administration (M.B.A.)
Plymouth State University, Graduate Certificate in Investment & Finance
Liberty University, Business Administration (B.S.)

Appraisal Classes

Course/ Workshop Title	Course Provider
Advanced Applications	Appraisal Institute
Advanced Income Capitalization	Appraisal Institute
Appraising Cell Towers (webinar)	Appraisal Institute
General Appraiser Income Approach/Part 2	Appraisal Institute
General Appraiser Report Writing and Case Studies	Appraisal Institute
General Appraiser Sales Comparison Approach	Appraisal Institute
General Appraiser Site Valuation & Cost Approach	Appraisal Institute
General Demonstration Report-Capstone Program	Appraisal Institute
General Market Analysis & Highest and Best Use	Appraisal Institute
Online Business Practice and Ethics	Appraisal Institute
Residential Design and Functional Utility	Appraisal Institute
Real Estate Appraisal Law and Theory	Barney Fletcher Schools- Atlanta Institute of Real Estate
Real Estate Appraisal Methods	Barney Fletcher Schools- Atlanta Institute of Real Estate
USPAP and Its Application	Barney Fletcher Schools- Atlanta Institute of Real Estate
Basic Real Estate Finance	Georgia Real Estate Appraisers Board
Tax Advantages of Home Ownership	Georgia Real Estate Appraisers Board
Tax Free Exchanges	Georgia Real Estate Appraisers Board
101—Fundamentals of Real Property Appraisal	International Association of Assessing Officers
102—Income Approach to Valuation	International Association of Assessing Officers
112—Income Approach to Valuation II	International Association of Assessing Officers
151- National USPAP	International Association of Assessing Officers
191- USPAP 7-Hours Update	International Association of Assessing Officers
311—Residential Modeling Concepts	International Association of Assessing Officers
400—Assessment Administration	International Association of Assessing Officers
450- Principle of Property Assessment	International Association of Assessing Officers
909- The Appraisal of Commercial Properties in a Declining Market	International Association of Assessing Officers
Workshop 354- Multiple-Regression Analysis for Real Property	International Association of Assessing Officers
Calculator Method Workshop	Marshall & Swift
New Hampshire State Statutes	New Hampshire Association of Assessing Officials
Real Estate Entrepreneurship	Plymouth State College- Division of Graduate Studies
Course 1A: Assessment Fundamentals For Appraisers	State of Georgia- Department of Revenue
Basic Public Utility Basic Appraisal Course	Tegarden & Associates

QUALIFICATIONS OF JILL KAM – STAFF APPRAISER

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

December 2014: National USPAP Update Course, Supervisor-Trainee Course for New York; November 2014: Appraisal of Assisted Living Facilities, Appraisal of Fast Food Facilities; January 2013: Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting (McKissock 7 hours); December 2012: Residential Report Writing (McKissock 7 hours), Appraisal Applications of Regression Analysis (McKissock 7 hours); November 2012: National USPAP Update Course (McKissock 7 hours); January 2011: Foundations in Sustainability/Greening the Real Estate and Appraisal Industries (McKissock 7 hours), National USPAP Update (McKissock 7 hours); October 2010: Sales Verification/Principles, Procedures & Case Studies (McKissock 7 hours); September 2010: Introduction to Expert Witness Testimony (McKissock 7 hours); 2007-2009: Ad Valorem Tax Consultation (McKissock 2 hours), Appraising FHA Today (McKissock 7 hours), Appraising Manufactured Homes (McKissock 7 hours), Construction Details and Trends (McKissock 7 hours), Essential Elements of Disclosures and Disclaimers (McKissock 5 hours), Environmental Contamination of Income Properties (McKissock 5 hours), Introduction to Legal Descriptions (McKissock 2 hours), Land and Site Valuation (McKissock 7 hours), Mold/Pollution and the Appraiser (McKissock 2 hours), Mortgage Fraud/Protect Yourself (McKissock 7 hours), REO and Foreclosures (McKissock 5 hours), Residential Appraisal Review (McKissock 7 hours), The Nuts and Bolts of Green Building for Appraisers (McKissock 3 hours), FHA Inspection Checklist for Appraisers (McKissock n/c), Introduction to the Uniform Appraisal Dataset (McKissock n/c); January 2008: NYS Building Codes & Detrimental Property Conditions that Affect Real Estate Appraisals (Columbia Society of Real Estate Appraisers 3 hours); September 2005: Fannie Mae & The Appraisal Process (Columbia Society of Real Estate Appraisers 3 hours); January 2005: Information Technology and the Appraiser (McKissock 7 hours); November 2004: Valuation Issues in Manufactured and Modular Housing (Columbia Society of Real Estate Appraisers 3 hours); May 2004: Writing/Marketing Narrative Residential Appraisals (Columbia Society of Real Estate Appraisers 2 hours); April 2004: National USPAP Update Course (Columbia Society of Real Estate appraisers 7 hours); November 2003: Presentation & Mock Trial of Small Claims Assessment Review (Columbia Society of Real Estate Appraisers 2 hours); September 2003: R.E. Valuation Lessons Learned from Enron (Columbia Society of Real Estate Appraisers 3 hours); September 2002: Introduction to Income Property Appraisal (Columbia Society of Real Estate Appraisers G-1), Principles of Income Property Appraising (Columbia Society of Real Estate Appraisers G-2), Applied Income Property Valuation (Columbia Society of Real Estate Appraisers G-3), Fair Housing, Fair Lending and Environmental Issues (Columbia Society of Real Estate Appraisers AQ-1); February 1998: Principles of Residential Real Estate Appraising (The American Real Estate School R-1), Market Data Analysis of Residential Real Estate Appraising (The American Real Estate School R-2), Professional Standard of Practice and Ethics (The American Real Estate School); Principles of Real Estate (Appraisal Education Network

School), Applied Residential Property Valuation (Appraisal Education Network School R-3), Introduction to 1-4 Family Small Income Capitalization (Appraisal Education Network School R-4).

PROFESSIONAL MEMBERSHIPS AND LICENSES:

Columbia Society of Real Estate Appraisers, CSA-G
NYS Certified R.E. General Appraiser - Cert. # 46-41806

EXPERIENCE:

Currently working for Michael Haberman Associates, Inc. Real Estate Appraisers and Consultants, as a full time commercial appraiser. Properties appraised include condemnation projects for Suffolk County, various towns and villages throughout Nassau and Suffolk Counties, the Metropolitan Transit Authority, New York State Department of Transportation, and the City of New York. Types of properties appraised include shopping centers, retail strip centers, supermarkets, large and big box retail, office buildings and complexes, industrial properties, mixed-use properties, restaurants, catering facilities, and special use properties such as oil terminals. Represented the Town of Babylon Assessment Department at hearings for Small Claims Assessment Review Proceedings. Participated in the review of commercial property values for Nassau County's reassessment program. Prior experience includes appraising single-family residences, 1-4 family small income properties, co-operatives, and condominiums throughout Suffolk, Nassau, Queens and Kings Counties. Extensive experience as an administrator for the Long Island franchises of an international real estate company. Experience also encompasses the marketing and operations of limited partnerships for residential income producing properties in the Sunbelt Region of the United States.

UNIQUE ID NUMBER 15000071206	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 82216
PURSUANT TO THE PROVISIONS OF ARTICLE 66 OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS		EFFECTIVE DATE 02/03/15
RAY JILL M 670 RAY JILL M 102 ELMWOOD AVE ROCKY HILL, NY 11779		EXPIRATION DATE NO. DAY YR 02/03/17
HAS BEEN DULY CERTIFIED TO ENGAGE IN BUSINESS AS A GENERAL APPRAISER		
<small>Noted on file: The Department of State has placed this certificate on file.</small> CESAR A. PERALES SECRETARY OF STATE		

QUALIFICATIONS OF TRUDI HABERMAN - STAFF APPRAISER

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

Bachelor of Science Degree - Finch College, New York.

December 1992, Real Estate Appraisal, New York State Code R-1, Columbia Society of Real Estate Appraisers, Inc., Hofstra University, Hempstead, New York - 30 hours.

April 1993, Real Estate Appraisal, New York State Code R-2, Columbia Society of Real Estate Appraisers, Inc., Hofstra University, Hempstead, New York - 30 hours.

May 1993, Real Estate Appraisal, New York State Code Ethics and Standards of Professional Practice - Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York - 15 hours.

June 1993 - Real Estate Appraisal, New York State Code R-3, Columbia Society of Real Estate Appraisers, Inc. - Hofstra University, Hempstead, New York - 30 hours.

May 1994 - Introduction to Income Property Appraisal - New York State Code G-1, Columbia Society of Real Appraisers, Hofstra University, Hempstead, New York - 30 hours.

May 1995 - Principles of Income Property Appraising - New York State Code G-2, Columbia Society of Real Appraisers, Hofstra University, Hempstead, New York - 30 hours.

December 1995 - Applied Income Property Valuation - New York State Code G-3, Columbia Society of Real Estate Appraisers, Hofstra University, Hempstead, New York - 30 hours.

September 1999 - Dynamics of Office Leasing - Appraisal Institute - Westbury Manor, Westbury, New York - 2 hours.

September 1999 - Appraising Unique and Special-Purpose Properties - Columbia Society of Real Estate Appraisers - 3 hours.

January 2000 - Applying the HP12C to Everyday Appraisal Problems - Columbia Society of Real Estate Appraisers - 2 hours.

January 2000 - Uniform Standards of Professional Practice ES-1 - Columbia Society of Real Estate Appraisers - 15 hours.

March 2000 – Appraising Mixed Use Properties – Columbia Society of Real Estate Appraisers – 3 hours.

May 2000 – Changes In Laws and Regulations Affecting Appraisers – Columbia Society of Real Estate Appraisers – 2 hours.

November 2000 – Evaluating Property Conditions That Will Affect Appraised Value – Columbia Society of Real Estate Appraisers – 3 hours.

May 2001 – Nassau County Property Reassessment Project – Columbia Society of Real Estate Appraisers – 3 hours.

September 2001 – Appraising Small Income Properties Using Form 71-B – Columbia Society of Appraisers – 3 hours.

November 2001 – HUD/FHA Property Appraisal Quality Review Issues – Columbia Society of Appraisers – 4 hours.

January 2002 – The Federal Trade Commission's Final Privacy Regulations – Columbia Society of Appraisers – 2 hours.

March 2002 – What Kind of House is This Anyway? – Columbia Society of Real Estate Appraisers – 3 hours.

November 2002 – Analysis of Market Sales – When Are They Comparables – Columbia Society of Real Estate Appraisers – 3 hours.

January 2003 - Applying the HP12C to Everyday Appraisal Problems – Columbia Society of Real Estate Appraisers – 2 hours.

March 2003 – What's My Job – A Primer for Appraisers – Columbia Society of Real Estate Appraisers – 2 hours.

June 2003 – National USPAP Update Course – Columbia Society of Real Estate Appraisers – 7 hours.

November 2003 – Presentation and Mock Trial of Small Claims Assessment Review – Columbia Society of Real Estate Appraisers – 2 hours.

March 2004 – Principles of Appraising Residential Foreclosed Properties – Columbia Society of Real Estate Appraisers – 3 hours.

January 2005 – Protect yourself from Environmental Risks – Columbia Society of Real Estate Appraisers – 2 hours.

May 2005 – What Determines Value in an Individual Cooperative Unit in the Manhattan Real Estate Market – 2 hours.

October 2006 – Zoning for Real Estate Professions – 3 hours

October 2006 – The Basics of Lease Analysis – 3 hours

November 2007 – National USPAP – 7 Hour Update

October 2011 – Appraising Apartments: The Basics – 7 hours

November 2011 – Land and Site Valuation – 7 hours

November 2011 – National USPAP Update - 2010-11 7- hours

December 2011 – How to Analyze & Value Income Properties – 7 hours

PROFESSIONAL MEMBERSHIPS AND LICENSES:

Columbia Society of Real Estate Appraisers - CSA-G

New York State Real Estate Appraiser Assistant #48-19966

EXPERIENCE:

Owned and managed real estate for over fifteen years.

Has been involved with the Real Estate Appraisal business for over fifteen years working full time for Michael Haberman Associates, Inc., a commercial real estate appraisal company that specializes in evaluations for municipal agencies, private clients and consultations to developers.

Worked one year for the Home Appraisal Company which specializes in the preparation of residential appraisals for the sales and finance of same.

Has been involved with the preparation of appraisal reports for the Corporation Counsel of the City of New York, Public Development Corporation, Office of the Nassau County Attorney - Tax Certiorari and Condemnation Division, City of Long Beach, City of Glen Cove, Villages of Valley Stream, Rockville Centre and Cedarhurst.

Properties appraised include condominiums, cooperatives, apartment houses, private homes, shopping centers, gas stations, industrial buildings, commercial and office buildings, restaurants, marinas, golf courses and various types of vacant land.

Responsibilities include researching property history and transactions and inspecting same as well as developing comparable sales with analysis of same to value conclusions; analysis of financial reports with pro-forma profit and loss development and final value conclusions. Worked on Nassau County's reassessment program which was completed January 1, 2003.

UNIQUE ID NUMBER 38000019744	State of New York Department of State	FOR OFFICE USE ONLY Control No. 14075
DIVISION OF LICENSING SERVICES		
KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO THE PROVISIONS OF ARTICLE 46 OF THE EXECUTIVE LAW AS IT RELATES TO REAL ESTATE APPRAISERS		
HABERMAN TRUDI C/O HABERMAN TRUDI 1070 LINKS RD WOODMERE, NY 15981		
EFFECTIVE DATE 01/01/14		
EXPIRATION DATE 01/01/16		
HAS BEEN DULY LICENSED AS A REAL ESTATE APPRAISER ASSISTANT		
SECRETARY OF STATE		

QUALIFICATIONS OF STELIOS S. PODIMATIS – STAFF APPRAISER

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

[516] 739 – 8080

EDUCATION:

- May 1987 - Bachelor of Science, Double Major: Finance and International Business, New York University, Stern School of Business.
- September 1991 - Introduction to Appraising Real Property, Appraisal Institute.
- May 1991 - Applied Residential Property Valuation, Appraisal Institute.
- May 1991 - Uniform Standards of Professional Appraisal Practice and Appraisal Ethics, Appraisal Institute.
- January 1993 – Continuing Education Course – The Small Claims Assessment Review Court and the Appraiser – 20 hours – Appraisal Education Network.
- April 1998 – Standards and Ethics – Columbia Society of Appraisers.
- December 1998 – AQ-1 – Fair Housing – Appraisal Education Network.
- January 1999 – Computer Technology and Applications Program Certificate of Internet/Intranet & Design, Columbia University.
- September 2001 – G1 Course - Columbia Society of Appraisers.
- January 2002 – G2 Course – Columbia Society of Appraisers.
- September 2003 – G3 Course – Columbia Society of Appraisers.

PROFESSIONAL MEMBERSHIPS AND LICENSES:

- National Board of Realtors
- New York State Licensed Real Estate Salesperson

CERTIFICATION:

- New York State Certified Residential Appraiser # 45-10771

EXPERIENCE:

- Actively engaged in the appraisal of residential real estate since 1988.
- Has represented the Company and Nassau County in Small Claims Assessment Review hearings since 1996.
- August 1987 - June 1988: Worked with a mortgage brokerage firm.
- July 1988 - to present: Worked as a real estate appraiser for companies in Queens, Brooklyn and Nassau County.
- Languages: Fluent in Greek; knowledge of French

UNIQUE ID NUMBER 4500001077	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 81658
PURSUANT TO THE PROVISIONS OF ARTICLE 4E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS		EFFECTIVE DATE 12 22 14
PODIMATIS STELIOS S C/O PODIMATIS STELIOS S 25 23 62ND ST ASTORIA, NY 11102		EXPIRATION DATE MO DAY YR 12 21 14
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER		
DCS-1000 (Rev. 5/01)		<small>In Witness Whereof, the Department of State has caused its official seal to be hereunto set.</small> CESAR A. PERALES SECRETARY OF STATE

QUALIFICATIONS OF RICHARD C. STEPHENS – STAFF APPRAISER

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

- 1984 – State University College at Oneonta, New York, B.S. Degree – Economics and B.S. Degree – Geology
- 1985 – Real Estate Salesperson Qualification Education
- 1986 – Real Estate Broker Qualification Education
- 1995 – Multiple Listing Rules and Regulations
- 1995 – Introduction to Real Estate Appraisal (R1)
- 1999 – Valuation Principles and Procedures (R2)
- 1999 – Ethics & Standards of Professional Practice (E/S)
- 1985 to 2001 – Continuing Education for NYS Real Estate Licensing
- 1999 to present – Continuing Education for NYS Appraisal Licensing
- 1999 to present – National USPAP Updates
- 2001 – Fair Housing and Fair Lending (AQ-1)
- 2004 – Speaker for Columbia Society of Real Estate Appraisers
- 2005 – Introduction to Income Property Valuation at Hofstra University (G1)
- 2005 – Principles of Income Property Appraising at Hofstra University (G2)
- 2005 – Applied Income Property Valuation at Hofstra University (G3)

EXPERIENCE:

- Active in the valuation, appraisal, and inspection of commercial and residential real property.
- Active in Mass Appraisal process for several Assessment Departments of Nassau County Villages.
- Active hearing representative of Town of Babylon Assessment Department regarding Small Claim proceedings.
- Active hearing representative of several Assessment Departments of Nassau County Villages and the City of Glen Cove regarding Small Claim proceedings.
- Hearing representative of Nassau County Department of Assessment regarding Small Claim proceedings – 2002 to 2005

- Worked on Nassau County's reassessment program for Michael Haberman Associates, Inc. the main sub-contractor for Cole Layer Trumble Company. Required utilization of various Mass Appraisal techniques.
- Active in the management and disposition of bank-owned residential real property.
- Active in the sale of privately owned new construction and existing residential real property.
- President, American Dream Realty Management Corp. Duties include Management and Sales of Bank-Owned Properties - New York State Licensed Real Estate Broker of Record - January 1998 to present.
- President, Enrich Realty Group, Inc. Duties include sales of privately owned residential properties and business operation - New York State Licensed Real Estate Broker of Record - September 1986 to December 2008.
- Vice-President, The American Dream Realty Group, Inc. Duties include Management and Sales of Bank-Owned Properties - September 1988 to January 1998.
- Marketing Manager, Loretta Homes LTD. Builder. Duties included Marketing and Management of Residential New Construction; Specializing in Construction Techniques and Management of Sub-contractors - November 1986 to September 1988.
- Sales Representative Century 21 Metellos. Duties included Listing and Selling of Residential Real Estate - September 1985 to November 1986.
- Catering Manager, J & B Food Service. Duties included Management of Business Operations for a 5 Location Catering Company - September 1984 to 1985.
- Leadman of Summer Construction Crew, Milltope Corporation. Summers Only - Duties included Oversee Temporary Construction Crew during Building of New Plant - 1979 to 1983.

PROFESSIONAL LICENSES:

- New York State Real Estate Appraiser Assistant - License # 48000022616
- New York State Real Estate Broker License for American Dream Realty Management Corporation - License # 31ST0862368

UNIQUE ID NUMBER 800000011	DATE OF BIRTH 12/21/1952	FOR OFFICE USE ONLY EXPIRATION DATE 12/21/1992
DEPARTMENT OF REVENUE DIVISION OF TAXATION SERVICES		
THIS LICENSEE HAS BEEN ISSUED THE PROVISIONS OF ARTICLE 22 OF THE REAL LAW AS IT RELATES TO REAL ESTATE APPRAISERS		
STEPHENS RICHARD C 67 STEPHENS RICHARD C 24 ROBINSON DR BEDFORD, NY 11714		
HAS BEEN CLASSIFIED AS A REAL ESTATE APPRAISER ASSISTANT		
ISSUED BY THE SECRETARY OF STATE SECRETARY OF STATE		

QUALIFICATION OF DANIEL F. KELLY – STAFF APPRAISER

Michael Haberman Associates, Inc,
125 Front St
Mineola, New York 11501

516-739-8080

EDUCATION:

Bachelors of Science in Business Management – Western Governors University, Anticipated 2016; Associates of Arts – Community College of Vermont – 2014; Courses over the last 5 years: R5: Basic Appraisal Principles, American Real Estate School, 30 hours, 2012. R6: Basic Appraisal Procedures, American Real Estate School, 30 hours, 2012. R7: Residential Market Analysis, American Real Estate School, 15 hours, 2012. R8: Residential Site Valuation, American Real Estate School, 15 hours, 2012. R9: Residential Sales Comparison, American Real Estate School, 30 hours, 2012. R10: Residential Report Writing and Case Studies, American Real Estate School, 15 hours, 2012. Property Management, New York Real Estate Institute, 22 hours, 2012. Uniform Standards of Professional Appraisal Practice, American Real Estate School, 2011. Real Estate Salesperson Licensing, American Real Estate School, 75 hours 2010

CERTIFICATIONS:

New York Department of State, Division of Licensing Services – Real Estate Appraiser Assistant, I.D. #48000050637

New York Department of State, Division of Licensing Services – Real Estate Salesperson, I.D. #10401222020

PROFESSIONAL MEMBERSHIP:

National Association of REALTORS, New York Association of REALTORS, Hampton and North Fork REALTOR Association.

EXPERIENCE:

Analysis and/or appraisal of properties for Small Claims Assessment Review hearings in Nassau and Suffolk County. Representing the Villages of Great Neck, Great Neck Estates, Russell Gardens, Thomaston, Farmingdale, East Hills and Sea Cliff, as well as, the City of Glen Cove and the townships of Huntington and Babylon, totalling over 150,000 parcels in Small Claims proceedings. Assisted Assessors in Village of Lake Success and City of Glen Cove for Board of Assessment Review. Assisted Assessors in building permit adjustments in the Villages of East Hills, Valley Stream and the City of Glen Cove. Acting monitor of the revaluation project being performed by Tyler Technologies in Westchester County in the Townships of Greenburgh and Ossining, and the City of Yonkers 2014-2016.

QUALIFICATIONS OF BETTY DEMARTINI

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

1994 - Real Estate Salesperson Qualification Education
1996 - Present: Continuing Education for NYS Real Estate Licensing

EXPERIENCE:

- October 2011- Present - Michael Haberman Associates, Inc.

Duties Include:

- . Town of Babylon representative for Small Claim Hearings
- . Attend Court
- . Research on various projects
- . Administrative duties

- January 1992- August 2011 - American Dream Realty Management Corp.
New York State Licensed Sales Associate. Office Manager

Duties Included:

- . Management and Sales of Bank Owned Properties dealing directly with bank representatives, attorneys, vendors and potential buyers.
- . Administrative duties included record and bookkeeping
- . Managed sales and clerical staff

PROFESSIONAL LICENSES:

- New York State Licensed Sales Associate-License # DE0803495

QUALIFICATIONS OF WILLIAM J. EYRING, CPA

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EXPERIENCE:

- 2005 Present - Database consultant to Michael Haberman Associates, Inc.
- 2005 Lamp Software, Inc. - a database solutions company offering custom database programming and network consulting.
- 1997-2005 Director of Information Technology, Michael Haberman Associates, Inc.
- 1985-1997 Value-added computer reseller and database solutions provider.
- Pre-1985 Public and private accounting industries, including position as controller.

PROGRAMMING AND COMPUTER SKILLS:

Expert experience in SQL programming language
Over twenty five years experience developing database applications to customer specifications.

Aspects of application development including;
Client consultation, application design, program development, testing, installation, training and support.

Utilizing an object-oriented SQL compliant database programming environment, I have expert experience in SQL including;

Database design - creating schema for applications including permanent and temporary tables and views, creating Primary and Foreign Keys, evaluating indexes, data flow models, triggers and stored procedures, forms creation, reports creation, label creation, variable forms creation, external forms, creating and managing ODBC connections, importing many different types of external data, exporting data to different file types, evaluating different data objects for inclusion in an application.

Evaluating indexes, data flow models, triggers and stored procedures

Forms creation, reports creation, label creation

Report Output to multiple formats - Excel, PDF, Html, Text, CSV, Ascii

Creating and managing ODBC connections

Data transfers importing and exporting data

Compilers

Installation Programs

Most recent applications include:

ESC – Equitable Small Claims software, co-developed with Michael Haberman Associates, Inc., is designed for use by tax assessors to defend taxpayer claims for tax reductions. ESC defends an assessment by using complicated valuation models to produce a defensible market value for the subject properties. Currently in use for ten municipalities on Long Island including the City of Glen Cove.

ISP – Inspection Scheduling Program – tracks equipment that needs regular inspection and reporting. Flexible inspection periods, equipment types, schedule tracking and email notifications to necessary parties (such as insurance companies and local authorities).

LAMP 10 for literary agents. LAMP tracks all financial and contractual aspects of an author's books with their agents and publishers.

An overview of these applications can be seen at www.LampSoftware.com.

In addition to the two applications outlined above, I have designed, written and installed programs for;

Commercial Real Estate Appraisals

Auto parts manufacturer and distributor

Medical supply distributor

Wine distributors

Cemetery management – Diocese of Rockville Centre, NY

Jewelry wholesaler

Factoring and loan finance

All of which have enabled these customers to increase productivity, identify resources, reduce staff and increase profitability.

Cemetery Operations Management – written for Catholic Cemeteries of the Diocese of Rockville Centre. This software manages cemetery operations at all three of their Diocesan cemeteries and 19 parish cemeteries.

While with Michael Haberman Associates I wrote most of their software for their contracts with Nassau County and the Town of Babylon. Michael Haberman Associates played a major role in the re-assessment of Nassau County in 2003. They also negotiated taxpayer small claims and defended corporate real estate tax appeals on behalf of Nassau County. My software controlled the small claims negotiation and billing process for ten years. I administered over \$30 million dollars in government contracts during this period.

My programs also controlled the tracking and market value of over 470,000 properties in Nassau County during the re-assessment process. I wrote database software to track commercial property in the New York area.

PROFESSIONAL, ASSOCIATIONS AND EDUCATION:

Certified Public Accountant – State of New York

New York State Society of Certified Public Accountants

Long Island Association of Small Businesses

QUALIFICATIONS OF MICHAEL J. BERNARD, IAO

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

Core Competencies

- Vision and leadership, with comprehensive administrative management experience
- Strong expertise in real property appraisal/tax assessment and multimillion dollar budget control
- Proven ability to consistently ensure the most productive, cost-efficient, and highest quality work
- Strive for Excellence – set and achieve high standards of performance; show initiative; and suggest ways in which procedures can continuously improve
- Creative problem-solver with a can-do attitude
- Highly effective skills in evaluating, organizing, and communicating
- Well developed skills in public speaking/relations and educating individuals and groups
- Detail-oriented efficiency expert who can establish, achieve, and surpass goals through close human resources support, better planning, and negotiation ability

EMPLOYMENT: Town of Babylon – Babylon, NY (1988-Present)

- Effort, achievement, and recognition characterize the above employment history, which includes diversified administrative management assignments and receipt of numerous documented commendations and accolades citing *"Work Excellence."*

POSITION: Sole Assessor (5/02-Present)

- Successfully administer the complete spectrum of property valuation protocols.
- Instrumental in developing, implementing, and directing the efficient execution of real property tax assessments for some 70,000 properties/parcels per year.
- Control a \$1.95 million budget and orchestrate staff – hire, train, schedule, and supervise personnel – provide close support – motivate strong work teams – adhere to all human resources disciplines – oversee performance/salary reviews.
- CONDUCT highly effective employee training programs and train-the-trainer initiatives.
- CREATE and implement innovations to new and existing department procedures that serve as "blueprints" for continual improvements in operational efficiency, cost control, and overall productivity – these include: revamping/streamlining day-to-day department operations; instituting a total overhaul of the computer system; conducting extensive "outreach"/public speaking programs to educate taxpayers on the reasons for property tax assessments – create and circulate informative literature on real property tax exemptions and knowledge
- QUICKLY identify, define, and solve operational, personnel, and taxpayer problems – stimulating better relations between the taxpayer and Town Government.
- OVERSEE the accurate compilation, calculation, processing, and analysis of extensive informational and financial data for precise decision-making in property tax assessments; prepare weekly, monthly, and quarterly reports and graphs.
- PROFICIENTLY assess the immediate and continuing needs of real property tax assessment work to establish priorities for providing appropriate management interventions based on urgency level; communicate response from efforts to members of a multidisciplinary town management team.
- KEEP Pace with the latest concepts, technologies, and methodologies in real property services/tax assessment administration through ongoing training and seminars.
- **STATE CERTIFICATIONS:**
 - State of New York Office of Real Property Services
 - ♦ Certified Assessor, Professional (11/06)
 - ♦ State Certified Assessor, Advanced (7/06)
 - ♦ State Certified Assessor (4/03)
 - Institute of Assessing Officers of the New York Assessors Association
 - ♦ Certified IAO-1 (7/06)
 - ♦ Certified Instructor Training (7/06)
 - ♦ Certified Golf Course Appraisal (7/04)
 - ♦ Certified Utility Valuation (7/04)

Town of Babylon – Babylon, NY (1988-Present)

POSITION: Commissioner of the Department of Public Works (12/98-5/02)

- EFFECTIVELY MANAGED every facet of the department – administering a \$16M annual budget and a 170-person work force (negotiated contract with the Teamsters Local 237).
- REPRESENTED elected officials at civic and public works meetings and hearings.
- SUCCESSFULLY NEGOTIATED the consolidation of the Landfill Garage, Highway Garage and Buildings & Grounds Central Garage into the Division of Fleet Maintenance.
- OVERSAW all town repairs/maintenance including approximately 560 miles of town roads, snow plowing, repaving, drainage, sweeping, street signs, street lights and a 300-vehicle fleet.
- INSTRUMENTAL in planning the merger of the Highway Department and Buildings and Grounds Department to create the Department of Public Works in 1996.
- SERVED as Deputy Commissioner of Department of Public Works, Division of Buildings and Grounds from 1/95-12/98 and as Commissioner, Department of Municipal Buildings & Grounds from 11/92-12/94

POSITION: Deputy Commissioner, Dept. of Planning & Development (1/92-11/92)

- ADMINISTERED the Building Department, including all building inspectors, engineering division, traffic safety division, and micrographics department; reviewed and made recommendations on all residential and commercial building permit applications; implemented a fast-track building permit application process – reducing permit issuance time by four to six weeks.

POSITION: Executive Director, Industrial Development Agency (1/88-12/91)

- CHIEF EXECUTIVE OFFICER of the agency, responsible for office staff and the administration of approximately \$3 million a year in tax revenues.
- INTERVIEWED prospective applicants for financial assistance within the Town; acted as liaison between government and local business community; responsible for all aspects of economic development within the Town.
- PRODUCED AND FUNDED the highly successful "Heart of It All" television and radio campaign, which continues today, to increase economic development and tourism in the Town of Babylon.
- ISSUED IN EXCESS of \$300 million in municipal bonds, which led to the creation and retention of 10,000 jobs.
- SUCCESSFULLY NEGOTIATED the sale of a 200,000 square-foot facility for an international soft-drink manufacturer's Long Island headquarters.

ADDITIONAL EXPERIENCE: Cornell University (05-Present)

Certified Instructor – Real Property Valuations, NYS

- EFFECTIVELY DEVELOP and conduct instructional training programs for real property appraisal/tax assessment.
- CONSISTENTLY MAINTAIN an effective learning atmosphere – vary the pace and focus of lessons to accommodate the diversified needs of those at different developmental levels.
- EFFICIENTLY UTILIZE a variety of motivational methods to learning interest and achieve appreciable training effectiveness.

Homes America High Yield – West Islip, NY (4/84-12/87)

Vice President and General Manager

- MANAGED AND PERFORMED real estate appraisals of commercial and residential properties, as well as the sales/marketing of commercial, industrial, and residential properties; secured all needed financing for transactions.
- DIRECTED all phases of business operations, personnel, and promotions with hands-on P&L control.

HONORS/ AWARDS:

Special Certificate of Recognition of Excellence / Supervisor, Town of Babylon
Community Service Award / Town of Babylon
Boy Scouts of America Good Deed Award

EDUCATION:

Trinity Southern University – Dallas, TX / Bachelor of Science in Business Administration
Additional studies: State University of New York, Old Westbury
Long Island Board of Realtors / Real Estate Broker
Hofstra University, Hempstead, New York and Columbia Society of Real Estate Appraisers II, Advanced Income Properties, Commercial and Industrial
Cornell University / Appraising & Exemptions

LICENSURE:

Licensed New York State Real Estate Broker, Instructor of Real Property Valuations

AFFILIATIONS:

Institute of Assessing Officers; 2nd Vice President of NYS Assessors Association
President of the Suffolk County Assessors Association; Columbia Society of Real Estate Appraisers
Suffolk County Tax Reform Commission
Past Trustee, Local 237 Teamsters, Town of Babylon Health & Welfare Trust Fund
Special Deputy Sheriff, Suffolk County, New York
Past Vice President, Director, Long Island Development Corp & Town of Babylon Local Development Corp.
Past District Commissioner, Boy Scouts of America
Past Director, West Babylon Lions Club
Director, Babylon Breast Cancer Coalition, Babylon Tuna Club

QUALIFICATIONS OF GAY TAFFEL

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

PROFESSIONAL EXPERIENCE

Assessor – April 2014 to June 2015 – Incorporated Village of Lindenhurst – 430 South Wellwood Avenue, Lindenhurst, NY

Past Assessor – Nov 1999 to June 2012 – Incorporated Village of Floral Park – One Floral Blvd., Floral Park, NY 11001

- Prepare Tentative Assessment Roll, Final Assessment Roll and NY State Assessor's report.
- Calculate Assessment changes from building plans and permits. Post changes to assessment cards & roll.
- Physically inspect and establish values for new construction and major projects. Establish assessment for roll.
- Oversee a staff of 2 -handle required mailings & assessment paperwork in "Full Service" Village of 4,900 parcels
- Exemption administration. Oversee all phases of the Village Exemption process to comply with RPTL.
- Administer property ownership and bank changes. Review 5217's for accuracy and validity.
- Review pending legislation and implement RPTL changes (Real Property Tax Laws & their ramifications)
- Attend classes and conferences on assessment and property appraisal. Conform to current laws & industry standards, increase knowledge and comply with continuing education requirements.
- Maintain license - Certified NY State Residential Real Estate Appraiser
- Keep an open communication with Nassau County and other Village's Assessment Departments

Purchasing Agent – Nov 1999 to 2004 – Incorporated Village of Floral Park – One Floral Blvd., Floral Park, NY 11001

- Perform all duties of Purchasing Agent according to OGS standards.
- Compile Bid packages and RFP's. Conduct Bid openings.
- Oversee processing of requisitions and purchase orders.

Assessor – May 2005 to 2009 – Part time evening position under Mayor Carrigan & Trustee Bruno Romano. Incorporated Village of East Rockaway – 376 Atlantic Ave., East Rockaway, NY 11518

- Review Building Permits and plans, post changes to Assessment Cards. Assist with updating procedures.

Incorporated Village of Lynbrook – Merrick Rd., Lynbrook, NY - Building Department – August & September 2012

- Temporary position – Busy Building Department required temporary assistance while 2 new part-time civil service personnel were being canvased.

Certified Residential Real Estate Appraiser - Michael Haberman Associates – Mineola, NY - 1994 – Nov 1999

- Negotiate Small Claims Hearings representing Nassau County.
- Tax Certiorari Appraisal Preparation - Home Appraisal Company – Mineola , NY - 1994 – Nov 1999
- Fee Appraiser – 1 to 4 family homes and condos - F X Romito Appraisal Service – Malverne, NY - 1987 - 1994
- Fee Appraiser – 1 to 4 family homes and condos

EDUCATION

1999 – 2015 Comprehensive Assessment Classes sponsored by – ORPS & the NY State Assessor's Association. Locations: Cornell University, Ithaca State College and Conference Center, Fishkill, NY.

1999 – 2004 Municipal Purchasing Conference & classes sponsored by NY State Office of General Services. Location: Saratoga, NY

1991 – 2015 Continuing Education classes to maintain credentials as NY State Certified Residential Real Estate Appraiser. Sponsors: NY State Assessors Association & Columbia Society of Real Estate Appraisers.

1989 – 1991 C.W. Post Campus, Brookville, NY New York State Certification for Residential Real Estate Appraiser

- 1989 Society of Real Estate Appraisers – Intro to Appraising Real Property
- 1990 Society of Real Estate Appraisers – Applied Residential Property Valuation
- 1991 Society of Real Estate Appraisers – Uniform Standards of Professional Appraisal Practice & Ethics

Nassau Community College, Garden City, NY - A.A.S. Degree - Deans List / GPA 3.9

MEMBERSHIPS

- NY State Assessor's Association
- Columbia Society of Real Estate Appraisers – Board of Directors

ADDITIONAL INPUT

- **Speaker (by request)** at 2 NCVOA meetings. Topic: Detrimental effects of the 2009 RPTL (law changes) on Village Residential Assessment Ratios & ensuing Small Claims cases. ORPS new ratio formulas skew both residential & commercial ratios (RAR & EQ rates) & devastate Village finances.
- **Speaker (as Appraiser)** at the "3rd Track" public meeting, at the Floral Park Terrace. Presentation was in-depth and "on the record" as to the devastating impact the LIRR 3rd track expansion, would have on the Village of Floral Park.
- **First Assessor to challenge an RAR at a Small Claims Hearing** (with a sales ratio study) and persuade Hearing Officer to use a more accurate Village ratio (RAR) to settle specific Small Claims refunds.

MOST CURRENT CE CLASSES

- | | |
|--|---------------|
| • Collateral Underwriter | 4/2015 |
| • USPAP Class | 12/2014 |
| • Appraising the Value of Energy Efficiency in Real Estate | 1/2014 |
| • Green Seminar | 11/ & 12/2013 |
| • Valuation - Highest and Best Use | 3/2013 |
| • Mold, Moisture and the Residential Home | 3/2013 |
| • USPAP - Professional Ethics (7 hr) | 2/2013 |
| • Commercial leases- practical review | 1/2013 |
| • Hotel Valuation | 11/2012 |
| • Deficiencies in Appraisal Practices | 3/2012 |
| • 7 Deadliest Environmental Issues | 11/2011 |
| • Fair Housing Regulations | 9/2011 |

QUALIFICATIONS OF ELINOR BRUNSWICK

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

PROFESSIONAL EXPERIENCE

2005 - Present:	President of Brunswick Appraisal Corp.
1997-2005:	President, Brunswick Real Estate Appraisal Corp.
1993-1997:	Vice President, Appraisers & Planners, Inc.
1985-1993:	Partner for Brunswick Appraisal Corp.

EDUCATION

Northwestern University	- 1970-1971
Indiana University	- Bachelor's Degree, 1975
Adelphi University	- Master's Degree, 1978

The Appraisal Institute:

Real Estate Appraisal Principles	Case Studies in Real Estate Valuation
Basic Valuation Procedures	Standards of Professional Practice
Case Studies in Real Estate Valuation	Valuation Analysis & Report Writing
Capitalization Theory and Techniques, Part A and B	Successfully prepared the Demonstration Report and Comprehensive Examination

Society of Real Estate Appraisers:

An Introduction to Appraising Real Property

Applied Residential Property Valuation

Principles of Income Property Appraising

Applied Income Property Valuation

LICENSES

State of New York Certified General Appraiser's License #46000008913

PROFESSIONAL AFFILIATIONS

Co-Chairwoman of Seminars, Appraisal Institute, Long Island Chapter 2014

Regional Representative, Metropolitan Chapter of the Appraisal Institute, 2004 to 2010

Director, Metropolitan Chapter of the Appraisal Institute 1998-2003

Membership Retention Chairperson, Metropolitan Chapter of the Appraisal Institute

General Admissions Chairperson-Appraisal Institute Chapter #4, 1998-2001

Member - Appraisal Institute, Member #11,328
Member-Association of Real Estate Women, 1998, 1999
Member- New York Condemnation Conference, 1998

Past President 1994 - Affiliates' Organization of the New York Chapter

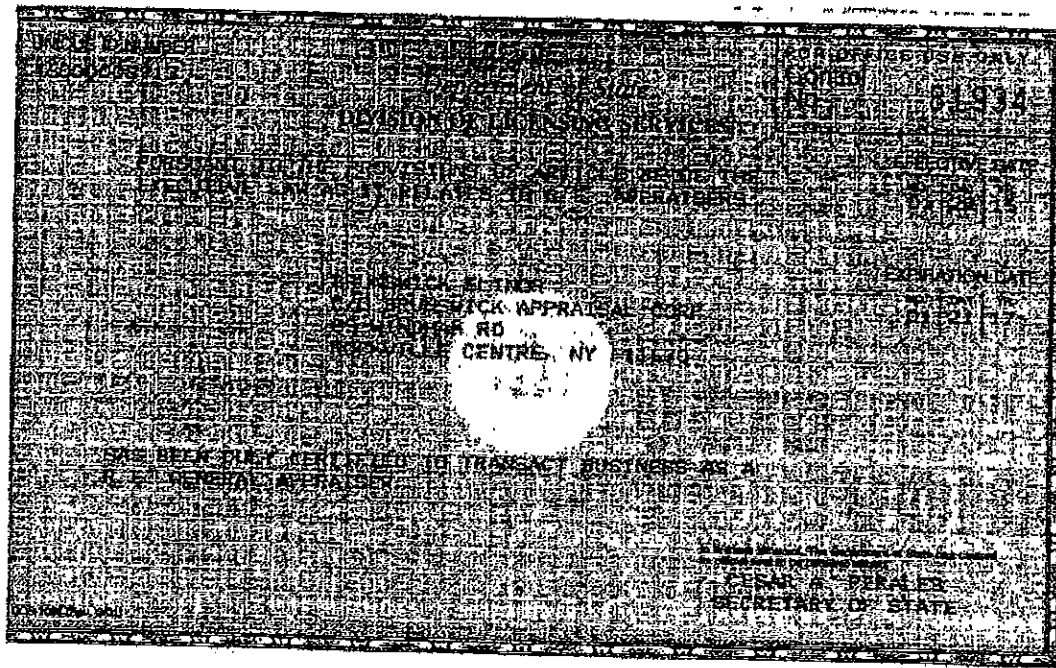
EXPERT TESTIMONY

United States Bankruptcy Court
New York State Court of Claims
New York State Supreme Court, Manhattan, Nassau and Suffolk

Various Town and Village Zoning Boards on Long Island

APPRAISAL EXPERIENCE

I have been actively engaged in the real estate valuation business for over twenty-nine years appraising residential and commercial properties primarily in Long Island, Manhattan and the New York metropolitan area.



QUALIFICATIONS OF JOSEPH GROSSMANN

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

PROFESSIONAL EXPERIENCE:

President-November 1, 1997 to Present.

Vice President-January, 1990 to 1997.

Real Estate Appraiser - January 1985 to 1990.

John E. Grossmann Associates, Inc., - Real Estate Appraisers & Consultants.

Over the span of his career as a professional real estate appraiser, Joseph Grossmann has performed appraisal and consulting services in Suffolk, Nassau, Queens and Kings Counties of New York. His experience has included all types of residential properties, including subdivisions, environmentally sensitive land, office buildings, retail properties, industrial properties and special use properties. His clients include State, County, Town and Village Governments, various lenders, public and private corporations, private individuals and the New York State Supreme Court System.

Condemnation and litigation experience dating back to 1990.

Admitted Expert Witness - New York State Supreme Court

Nassau County, New York

Suffolk County, New York

PROFESSIONAL LICENSES:

New York State - Certified General Real Estate Appraiser - License #: 46000000928

New York State - Licensed Real Estate Salesman

New York State - Supreme Court Assessment Review Officer

PROFESSIONAL SOCIETIES:

Appraisal Institute - S.R.A. Candidate Member - 1989.

Continuing education obtained from the Appraisal Institute and Long Island Board of Realtors periodically as required to maintain my licenses and memberships in these organizations.

EDUCATIONAL BACKGROUND:

Appraisal Institute – Online Data verification Methods - November 2013

Appraisal Institute - Appraising the appraisal - Appraisal Review Plainview, N.Y. - March 2013

Appraisal Institute - Residential Applications - Using Technology to Measure and Support Assignment Results, Plainview, N.Y. - March 2012

Appraisal Institute - The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac Plainview, N.Y. - June 2011

Appraisal Institute - Hotel Appraising - New Techniques for Today's Uncertain Times Westbury, N.Y. - September 2009

Appraisal Institute - Commercial Appraisal Engagement and Review for Bankers and Appraisers - Plainview, N.Y. - September 2009

Appraisal Institute - Appraising Distresses Commercial Real Estate - Plainview, N.Y. - June 2009

Appraisal Institute - Subdivision Valuation - Garden City, N.Y. - June 2007

Appraisal Institute - Liability Management for Residential Appraisers - Garden City, N.Y. - March 2007

Appraisal Institute - What Clients Would Like Their Appraisers to Know - Garden City, N.Y.
February 2007

Appraisal Institute - Internet Search Strategies for R.E. Appraisers - Chicago, IL - December 2005

Appraisal Institute - The Professionals Guide to the URAR - Mineola, N.Y. - November 2005

Appraisal Institute - Analyzing Operating Expenses - Chicago, IL - November 2005

Appraisal Institute - National USPAP Equivalent Course - Chicago, IL - November 2005

Long Island Board of Realtors - Real Estate Finance & Tax Issues - October 2005

Long Island Board of Realtors - Investment Property Practice & Management - October 2005

Long Island Board of Realtors - Property Management & Management Skills September 2005

Appraisal Institute - Hazardous Mold & Liability Issues for the Appraiser - Mineola, NY April 2005

Long Island Board of Realtors - Commercial Leases - November 2003

Long Island Board of Realtors - Commercial Finance and Investment Analysis - November 2003

EDUCATIONAL BACKGROUND (CON'T):

Long Island Board of Realtors - Commercial Sales and Exchanges - November 2003

Appraisal Institute - Standards of Professional Practice, Part C, Brookville, N.Y. - November 2003

Appraisal Institute - Business Practices and Ethics - Brookville, N.Y. - May 2003

Appraisal Institute - Standards and Ethics for Professionals - Brookville, N.Y. - July 2003

Appraisal Institute - Condemnation - Basic Principles & Applications - Las Vegas, Nevada
September 2003

Appraisal Institute - Condemnation - Advanced Topics and Applications - Las Vegas, Nevada
October 2003

Appraisal Institute - Evaluating Commercial Construction - Plainview, N.Y. - April 2003

Appraisal Institute - Fair Housing and Fair Lending and Environmental Issues - Brookville, N.Y. October 2001

Appraisal Education Network School - Fraud Practices and the Appraiser - Bohemia, N.Y.
October 2001

Appraisal Education Network School - HUD Certification Workshop Seminar - Bohemia, N.Y.
November 2001

Long Island Board of Realtors - Tax Free Exchanges of Residential Property - August 2001

Long Island Board of Realtors - Ethics in Real Estate - August 2001

Appraisal Institute - Standards of Professional Practice, Part C - Brookville, N.Y.
November 2001

Long Island Board of Realtors - ADA and Fair Housing - August 2001

Long Island Board of Realtors - Consensual Dual Agency - August 2001

Long Island Board of Realtors - Pricing Property to Sell - August 2001

Long Island Board of Realtors - Basic Real Estate Finance - February 2000

Long Island Board of Realtors - Business Management of a Real Estate Office - February 2000

Long Island Board of Realtors - Methods of Residential Financing - February 2000

EDUCATIONAL BACKGROUND (CON'T):

Appraisal Institute - Attacking and Defending an Appraisal in Litigation - Brookville, N.Y.
October 1999

Appraisal Institute - Standards of Professional Practice, Part A - Bethpage, N.Y. -
September 1999

Appraisal Institute - The Valuation of Local Retail Properties - Bethpage, N.Y. -
December 1998

Appraisal Institute - Standards of Professional Practice, Part A - Bethpage, N.Y. -
November 1998

Appraisal Education Network - The Appraiser and Expert Testimony - Old Westbury, N.Y.
December 1997

Appraisal Education Network - The Complete Home Inspection Course, Bohemia, N.Y.
November 1995

The American Real Estate School - Real Estate Salesperson Course - Hauppauge, N.Y.
April 1995

Appraisal Institute - Standards of Professional Practice, Part B - New York, N.Y. -
September 1994

Appraisal Institute - Standards of Professional Practice, Part A - Westbury, N.Y. - July 1991

Society of Real Estate Appraisers - Applied Income Property Valuation - Springfield, MA - July 1990

Society of Real Estate Appraisers - Principal of Income Property Appraisal - Brookville, N.Y.
March 1990

Appraisal Institute - Applied Residential Property Valuation - Greenvale, N.Y. March - April 1989

Appraisal Institute - Principles of Income Property Appraising - Greenvale, N.Y.
December 1989

Appraisal Institute - An Introduction to Appraising Real Property - Huntington, N.Y. - January 1989

Society of Real Estate Appraisers - Applied Income Property Valuation - Greenvale, N.Y.
December 1989

Society of Real Estate Appraisers - Principles of Income Property Valuation - Greenvale, N.Y. December 1989

Society of Real Estate Appraisers - Professional Practice Seminar - Jamesburg, N.J. - September 1989

Society of Real Estate Appraisers - Applied Residential Property Valuation - Greenvale, N.Y.
May 1989

EDUCATIONAL BACKGROUND (CON'T):

Society of Real Estate Appraisers - Introduction of Appraising Real Property - May 1989

Appraisal Institute - Standards of Professional Practice - September 1989

New York Institute of Technology - Real Estate Appraisal - May 1986

New York Institute of Technology - Real Estate Appraising and Valuation, 1986

State University of New York at Old Westbury - B.S. Degree, Accounting, 1988

UNIQUE ID NUMBER 48000000928	State of New York Department of State DIVISION OF LICENSING SERVICES	OFFICE USE ONLY Control No. 73763
PURSUANT TO THE PROVISIONS OF ARTICLE 26 OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS		EXPIRATION DATE 12 24 13
ORDERMAN JOSEPH C/O ORDERMAN ASSOCIATES 175 KNICKERBOCKER AVE 2ND FL BOHEMIA, NY 11716		EXPIRATION DATE 12 24 13
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER		
		<small>In Witness Whereof, The Commissioner of State has caused this Certificate to be signed and sealed.</small> CESAR A. PERALES SECRETARY OF STATE

QUALIFICATIONS OF PAUL M. SHERROCK

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

Bachelors of Business Administration (B.B.A.) 1982, from Bernard M. Baruch College (CUNY), majoring in Real Estate, completed all (Appraisal Institute R & G series), appraisal courses to date. Paul continues to complete various real estate & related courses and or seminars regarding current trends, relevant valuation, related issues and industry automation.

EXPERIENCE:

Paul has been active in the real estate profession since 1975; this experience started in sales, rentals, and for the past thirty plus years engaged mostly in appraising of residential and various commercial assignments. Paul developed two educational seminars, which required considerable travel nationally (over 40 states) for presentation. Paul was a frequent guest lecturer in the 1990's. Since early 2009 Paul has been involved with brokerage at Preston NY for rental and sales in Manhattan, REO commercial Brokerage at Auction America Realty on Long Island and currently, founding principal of Grey Stone Associates of NY as a consultant for both commercial brokerage and appraisal services.

Paul's prior position was with Washington Mutual as a commercial production staff appraiser. The five years spent at Washington Mutual entailed a high volume of assignments which included detailed inspections, analyzing various commercial and multi family/income producing properties within the five boroughs. In addition other areas such as Connecticut, New Jersey and Long Island were assigned giving a well rounded sampling of the tri state area. Duties at Washington Mutual incorporated preparing written reports for real estate appraisal related products and services, which required extensive use of Excel, Word, preparatory software and internal bank databases. In addition to production of the highest quality reports, Paul was able to enhance his organizational skills, the ability to manage work flow to meet departmental objectives and demonstrating strong decision making skills due to the independent analysis and research required. Furthermore, annual evaluations praised his outstanding customer service skills, innovative ideas for problem solving, team participation, excellent oral and written communication skills and the consistency of providing colleagues with support in all matters from appraisal issues to computer applications.

Prior to Washington Mutual experience with R.D. Geronimo Ltd. provided him the opportunity to work as a commercial staff appraiser completing numerous investigations for tax certiorari purposes in Nassau County and other municipalities. Properties included various commercial, industrial and special use assignments; also the mortgage lending portion of this work integrated locations from Long Island to New Jersey, utilizing extensive use of applications such as Excel and Argus.

During the late 1990's Paul retained a position at Michael Haberman Associates, Inc. as a commercial staff appraiser providing detailed reports for tax certiorari, condemnation and

various commercial industrial and special use properties on Long Island, the City of New York and upstate New York. Property types appraised included single and multi-family residential properties; in addition to condominium and cooperative projects, various types of industrial, warehouse, manufacturing properties, shopping centers, office buildings, gas stations, land & mixed-use properties.

In the early 1990's Paul Sherrock was a founding principal with **R&M Appraisal Reports, Inc.** Work assignments were predominantly residential and small commercial properties. During his six year tenure as principal the company grew to a staff of over thirty appraisers and supports staff with over a hundred clients and annual revenues over a million dollars. Throughout this timeframe, Paul engaged in various appraisal and consulting assignments, reviewed, marketed, management and had frequent assignments involving court testimony.

Prior to starting R&M Appraisal Reports, Inc. Paul directed a housing program during College in Manhattan, was a staff appraiser with a local savings bank, worked as an independent contractor for several fees shops and attained a regional manager - review appraiser position for a national firm managing appraisal servicers' regionally for several years until the inception of starting his own firm.

COMPUTER SKILLS:

Client software applications: Word, Excel, Access, Power Point, Argus, Data Comp, regression products, various sketch and deed plotting programs, Adobe products, ACT, Outlook, Delorme, Geolocator, MS Publisher, most residential software packages, various MLS services, as well as proprietary databases, such as CoStar, Marshall on-line, REIS and LoopNet among many others.

UNIQUE ID NUMBER
44000040154

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. 76451

PURSUANT TO THE PROVISIONS OF ARTICLE 26 OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS

EFFECTIVE DATE
MO DAY YR
04 15 14

SHERROCK PAUL M
C/O GREY STONE ASSOCIATES OF N
377-WHITE PLAINS RD 2ND FL
PO BOX 282
MINEOLA, NY 11502

EXPIRATION DATE
MO DAY YR
04 14 16

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

CEBAR A. PERALES
SECRETARY OF STATE

DOB-1000 (REV. 06/11)

QUALIFICATIONS OF JANINE CAMPEAU EWALD

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

Education:

- BA in Business Administration - Long Island University at Southampton.
- Real Estate I and II - Suffolk Community College
- Courses 101, 201 and 202 - Society of Real Estate Appraisers
- 1A1, 1A2, 1BA, 1BB, 410, 420 & 430 (Standards of Professional Practice) and Report Writing - Appraisal Institute Courses
- Continuing Education- Minimum of 28 Hours every 2 years

Employment:

Janine Campeau Ewald is an independent fee appraiser. She has been engaged in the appraisal of real estate since 1985.

- Fee appraiser for Kenneth Richards & Associates, Rogers and Taylor Appraisers, Inc., Ferguson Appraisers, Ltd.
- Commercial Review Appraiser for The Greater New York Savings Bank
- Independent appraiser and research analyst.
- Per diem commercial review appraiser on the reassessment of Nassau County
- Fee appraiser on condemnation appraisals for the Town of East Hampton
- Instructor NY State Appraisal Licensing Courses-Realty Institute in Flushing
- Staff Appraiser for Washington Mutual Bank

Experience:

- Single Family Homes- Nassau, Suffolk
- Retail, Office, Industrial Properties- Nassau, Suffolk, Brooklyn
- Apartment Buildings- Nassau, Suffolk, Brooklyn, Manhattan, Bronx
- Cooperative and Condominium Complexes(Underlying Mortgages and Conversions)- Suffolk, Brooklyn
- Residential Subdivision- Nassau, Suffolk
- Vacant Land Retail and Residential- Nassau, Suffolk
- Development Rights- Suffolk
- Agricultural Properties- Suffolk
- Special Purpose- Restaurants, Marinas, Schools, Motels, Gas Stations, Nursing Homes, Horse Farms, Special Care Facilities.

Professional Affiliations:

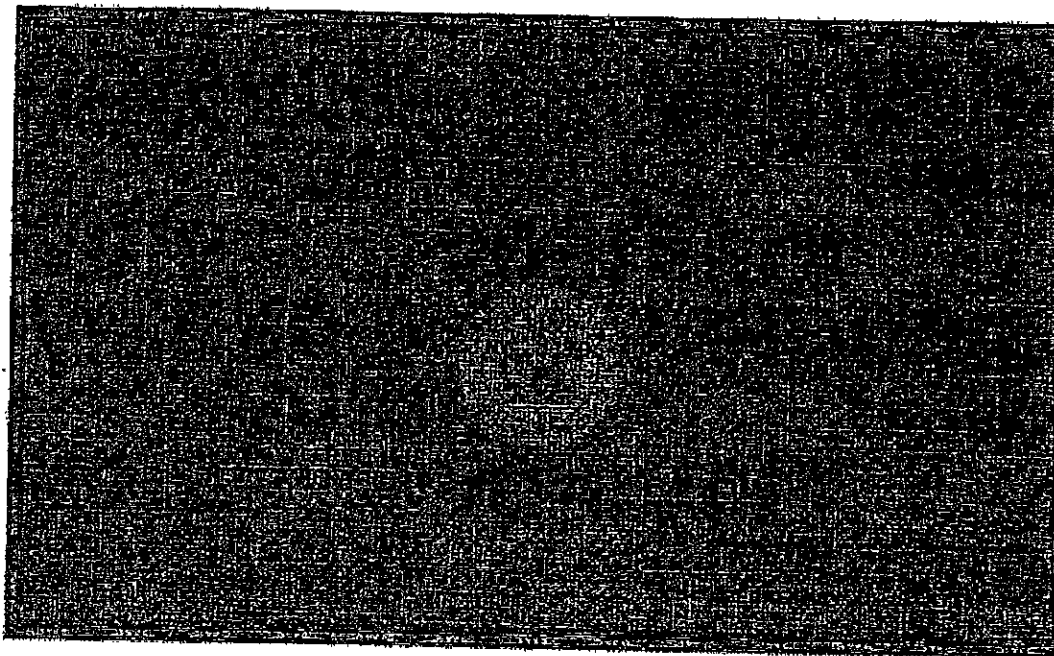
The Appraisal Institute, Former Associate Member, former candidate for the MAI designation.

The Columbia Society of Appraisers- CSA-G designation

Committee Membership: The Appraisal Institute: 1996 Reception Committee Chairperson, 1997-2001 Long Island Chapter Newsletter Editor, and 2002-2007 Publications Committee, The Columbia Society of Appraisers: 2010-2011 Board of Directors, 2012-2014 Secretary.

State License: New York State Certified General Real Estate Appraiser, License #46000003850.

Approved Appraiser: FHA, VA and NYS Department of Transportation



QUALIFICATIONS OF PHILIP A. LIUBICICH, CSA-G

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

Professional Appraisal Experience: 1984 to Present

I have been actively engaged appraising real estate since 1984, appraising residential, commercial, and industrial properties within the five boroughs of NYC and Long Island, with offices in Manhattan, Brooklyn and Queens. My experience also includes many private dwellings, income producing properties, mixed-use buildings, cooperatives, condominiums and PUD's. During which time I have worked for clients such as Banks, Individuals, Attorneys, Law Firms, and Institutions of various types. My appraisals and reports have been used for a variety of reasons such as the acquisition and disposal of real estate and realty interests, mortgage lending, leasing, insuring, partitioning, tax purposes, and for asset review. Any project appraised from building plans has included the full range of market values including gross sellout value, discounted net sellout value, and stabilized value as a rental and a cost approach of the proposed developments. I also have experience in the valuation of apartment buildings, warehouses, factories and specialized buildings such as religious buildings and car dealerships. As an active member of the Columbia Society of Real Estate Appraisers I have complied with all continuing education requirements of the Appraisal Foundation.

I have worked with offices in Manhattan, Brooklyn and Queens as following:

MAP Appraisal Services, Inc., 68-26 Loubet St., Forest Hills, NY 11375
Metropolitan Marketing & Management Corp., 19 West Street, New York, NY
RT Hunt & Assoc., 3009 Quentin Rd, Brooklyn, NY
RCI Appraisal Corp., 135-26 Roosevelt Avenue, Flushing, NY
Paragon Appraisal Services, 246-19 Thornhill Avenue, Douglaston, NY
Park Properties, Inc., 234 Bch 123rd Street, Rockaway Pk, NY 11694

Professional Licenses / Memberships:

New York State Certified Real Estate General Appraiser #46000004694
Senior General Member of Columbia Society of Real Estate Appraisers
FHA Approved Appraiser

Most Recent Continuing Education Courses:

Condemnation Appraisals	Hotel Valuation
Construction Inspection and the Appraiser	Eminent Domain Issues for Appraisers
Fraud Practices	New York Fair Housing
Valuation of Modular & Manufactured Housing	Appraising Today / Caution & Defense
Environmental Risk Assessment	Rent Regulation in NYS
Valuation of Cooperative Apartments	Navigating the 1004MC Addendum
NYS Building Codes & Detrimental Property Conditions	RE Appraisals for Divorce Actions
Phase 1 Environmental Inspection	Distressed Properties and Failed Construction Projects
Trends & Projections Affecting Real Estate Values	Mortgage Fraud Schemes
Lease Analysis	Commercial RE Finance – Trends & Outlook
Zoning for Real Estate Professionals	Risk & Liability for Appraisers
Market Analysis for RE Investment & Development	The Appraisal review Process
	Site Analysis & Valuation
	2014 – 15 National USPAP Update

Partial List of Banks Appraisals have been submitted to

Asia Bank, NA	First Commercial Bank
Amerasia Bank	JP Morgan Chase
Bank of East Asia	HSBC
Cathay Bank	Maspeth Savings
Chinese American Bank	Mega International Commercial Bank
Chung Hwa Commercial Bank	SI Bank & Trust
Citibank	United Commercial Bank
Community Federal Savings Bank	United International Bank
East West Bank	United Orient Bank
First American International Bank	Wells Fargo

UNIQUE ID NUMBER 46000004694	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 76718
PURSUANT TO THE PROVISIONS OF ARTICLE 46 OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS		EFFECTIVE DATE MO DAY YR 06 20 18
LIVRICH PHILIP A C/O MAP APPRAISAL SERVICES INC 68 28 LOREY ST FOREST HILLS, NY 11375		EXPIRATION DATE MO DAY YR 06 20 18
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER		
<small>NOTES: 1. This certificate is valid only for the purpose stated and shall not be used for any other purpose.</small> CESAR A. PERALES SECRETARY OF STATE		

QUALIFICATIONS OF ANTHONY B. TITONE

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

MEMBERSHIPS

Member Appraisal Institute (MAI)
Senior Real Property Appraiser (SRPA)
Senior Residential Appraiser (SRA)
CSA-G (Columbia Society)

CERTIFICATION

State Certified General Real Estate Appraiser
#46000002894

GENERAL EDUCATION

University of Virginia; BA
Adelphi University; MBA

PROFESSIONAL APPRAISAL EDUCATION

Appraisal Institute:

Uniform Standards Of Professional Appraisal Practice (USPAP)
Business Practices & Ethics
Appraisal Curriculum Overview
Course 1A1 - Appraisal Principles
Course 1A2 - Appraisal Procedures
Course 1BA - Basic Income Capitalization
Course 1BB - Advanced Income Capitalization
Course II - Urban Properties
Using Spreadsheet Programs In R.E. Appraisals
The State Of The Long Island R.E. Market
The Sub-Prime Mortgage Crisis

New York University:

Office Building Construction
Procedures & Studies in Cooperative Conversion
Rent Control & Stabilization in N.Y. City
Mortgage Underwriting Procedures

PROFESSIONAL EXPERIENCE

I have been active in the appraisal field since 1972. My career has included being the Sr. Vice President and Chief Appraiser of a \$15 billion dollar bank and principal of my own firm since 1992.

Assignments have included apartment buildings, retail stores, industrial buildings, shopping centers, office buildings, vacant land, parking lots, service stations, residential condominiums and cooperatives, single family dwellings, leased fee interests, leasehold interests, and a variety of specialty properties for purposes of finance, purchase, sale, lease, feasibility studies, and investment analysis.

Primary professional territory currently includes the counties of Manhattan, Brooklyn, Queens, Bronx, Nassau and Suffolk. Appraisals in more than 20 states have been

UNIQUE ID NUMBER 46000002894	<i>State of New York</i> <i>Department of State</i> DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 72437
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.		EFFECTIVE DATE 12-24-18
TITONE ANTHONY B C/O TITONE ANTHONY B 2470 FIFTH ST APT. 5L EAST MEADOW, NY 11554-2642		EXPIRATION DATE 12-23-19
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER		
<small>In Witness Whereof The Secretary of State has caused this official seal to be hereunto affixed.</small> CESAR A. PERAZZO SECRETARY OF STATE		

DOS-1000 (Rev. 10/01)

QUALIFICATIONS OF ANTHONY J. LEGOTTI, CSA-G

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

Anthony is a Certified General Real Estate Appraiser in both the State of New York #4600045471 and State of Pennsylvania #GA003643. He is FHA certified and has been appraising real estate primarily in the New York City and Long Island area since January of 2001. He has experience appraising a wide range of property types including but not limited to office, industrial, retail, multifamily, vacant land, special use, and residential. These properties have been appraised for property owners, private investors, lending institutions, developers, governmental agencies and legal counsel. Anthony is recognized as an appraisal instructor in the State of New York where he has taught several of the appraisal qualification courses. Anthony also serves as a Regional Advisor to the New York Department of State Division of Licensing Services where he reviews appraisal reports that involve potential appraiser misconduct. In addition to his extensive appraisal background Anthony is also a Licensed Real Estate Salesperson in the State of New York #40LE1172345 who specializes in the sales and leasing of investment properties.

Anthony received his formal education from the Community College of the Air Force and Suffolk County Community College where he earned an Associates Degree in Criminal Justice. He has taken more specialized real estate courses from the Appraisal Institute and CCIM Institute as well as an ARGUS course given by Joshua Kahr who teaches for the Urban Land Institute. He has completed the following courses required for designation:

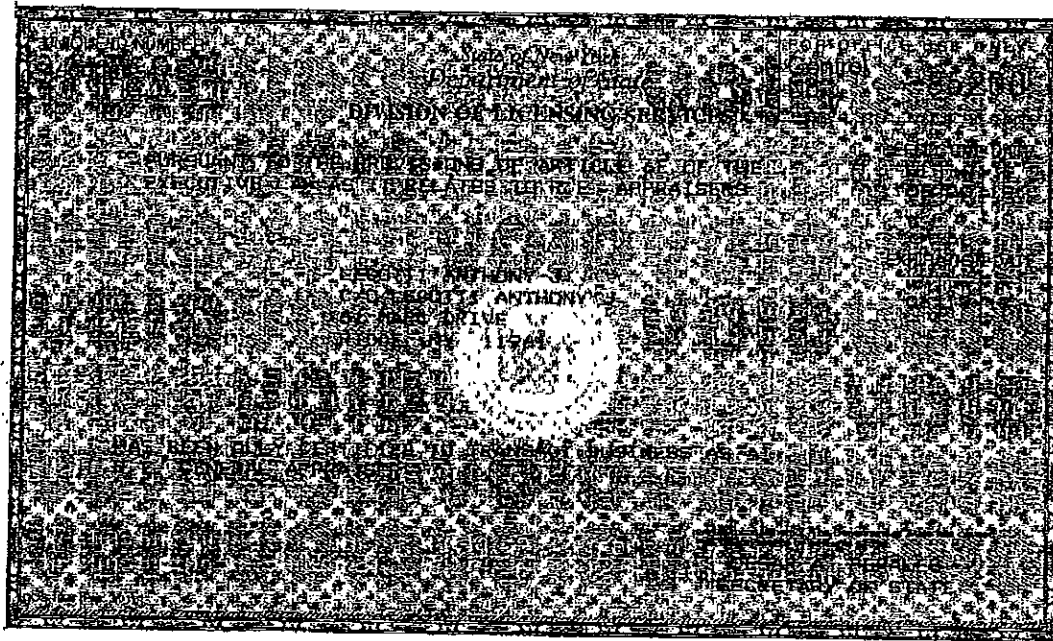
Appraisal Institute:

- 510 - Advanced Income Capitalization
- 520 - General Market Analysis and Highest & Best Use
- 530 - Advanced Sales Comparison & Cost Approaches
- 540 - Report Writing and Valuation Analysis
- 550 - Advanced Applications

CCIM Institute:

- CI Intro - Introduction to Commercial Investment Real Estate
- CI 101 - Financial Analyses for Commercial Investment Real Estate

Anthony takes an active role in the real estate industry as a member of several professional organizations including the Appraisal Institute, CCIM Institute, National Association of Realtors and the Columbia Society of Real Estate Appraisers. Anthony has received his CSA-G designation by the Columbia Society of Real Estate Appraisers where he previously served as a member of the Board of Governors in 2008.



QUALIFICATIONS OF LAWRENCE M. INDIMINE

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

STATE CERTIFICATION

Lawrence M. Indimine has been certified as a General Real Estate Appraiser by the State of New York, Certificate #46-000021925.

PROFESSIONAL AFFILIATIONS:

Associate Member of the Appraisal Institute.

EDUCATION

- Master of Business Administration (M.B.A.) degree in Banking and Finance with a concentration in Real Estate from Hofstra University.
- Bachelor of Arts (B.A.) degree in Economics from S.U.N.Y. @ Stony Brook.
- Successfully completed R-1, R-2, G-1, G-2, G-3 and the Ethics and Standards of Professional Appraisal Practice courses.
- Successfully completed numerous Appraisal Institute courses including Advanced Income Capitalization (Course 510), Highest and Best Use and Market Analysis (Course 520), Advanced Sales Comparison and Cost Approaches (Course 530), Report Writing and Valuation Analysis (Course 540) and Advanced Applications (Course 550).
- Attended numerous seminars and lectures on real estate appraising.
- Attended a class required to complete appraisals for federal transactions (Yellow Book).
- Successfully completed the Valuation of Conservation Easement Certificate Program.
- Successfully passed the Appraisal Institute's General Comprehensive Examination.

EXPERIENCE:

Lawrence M. Indimine has been actively involved in the appraisal of real property since 1991. He has prepared appraisal reports for such agencies as the Federal Government, State of New York (various agencies including Department of Transportation and Department of Environmental Conservation), County of Suffolk (various agencies including Department of Planning Division of Real Estate), County of Nassau (County Attorney and Assessment Review Commission), Peconic Land Trust, The Nature Conservancy, Town of Smithtown, Town of Southampton, Town of East Hampton, Town of Riverhead, Town of Shelter Island, Town of Southold, Town of Islip, as well as other municipalities, various attorneys, individuals and lending institutions. He has been tested

and qualified as a fee appraiser by the State of New York. He has appraised commercial, industrial and residential properties in Suffolk and Nassau Counties and the City of New York. Mr. Indimine is a HUD-FHA approved appraiser. Extensive experience in appraising single-family and multi-family dwellings. Has testified as an expert in real estate in various courts and municipalities. Mr. Indimine has extensive experience preparing tax certiorari appraisals and is on the approved appraiser list of the New York State Department of Transportation, County of Suffolk, County of Nassau and numerous other municipal agencies.

Mr. Indimine has completed in excess of 1,000 appraisals for condemnation in Suffolk County, Nassau County and the City of New York. He has testified as an expert in various courts for the State of New York (including the Court of Claims), the County of Suffolk and the County of Nassau.

RECENT ASSIGNMENTS:

Completed a Mass Appraisal for the Town of Southampton for the Critical Wildlands Sending Area, completed a study in order to determine a temporary equalization rate for the Riverhead School District in the Town of Southampton, prepared a Development Credit Valuation for the Town of Southampton and tax certiorari appraisals in various locales in Suffolk County and Nassau County. He has completed numerous condemnation projects for the State of New York and County of Suffolk. He has prepared numerous valuation/consulting studies including the impact of transmission lines on property values.

UNIQUE ID NUMBER 46000021925	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 80171
PURSUANT TO THE PROVISIONS OF ARTICLE 46 OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS		EFFECTIVE DATE MO. 10 DAY 04 YEAR 1984
INDIANE LAWRENCE M. C/O INDIANE LAWRENCE M. 18 BAILEY LN MANORVILLE, NY 11749		EXPIRATION DATE MO. 10 DAY 03 YEAR 1986
HAS BEEN ORLY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER		
CESAR A. PERALTA SECRETARY OF STATE		

QUALIFICATIONS OF JOHN S. GOESS

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

- *New York State Supreme Court & Federal Bankruptcy Court - Qualified Expert Witness Real Estate Related Matters – Testified at trial on numerous occasions involving real estate related matters*
- *Nassau County, New York – Department of Real Estate, Planning & Development, Department of Assessment and Office of the County Attorney – Approved Appraiser*
- *Cities of Long Beach and Glen Cove, New York – Approved Appraiser*
- *Villages of Garden City, Hempstead, Floral Park, Valley Stream & Lynbrook – Approved Appraiser*
- *New York State Department of Transportation – Accredited Right of Way Appraiser*
- *New York State Department of Environmental Conservation – Approved Appraiser*
- *State University of New York at Stony Brook – Approved Appraiser*
- *Suffolk County, New York, Department of Environment and Energy, Division of Real Property Acquisition & Management – Approved Appraiser*
- *Suffolk County Water Authority – Approved Appraiser*
- *Townships of Brookhaven, East Hampton, Islip, Southampton, Southold and Riverhead, New York – Approved Appraiser*
- *Nature Conservancy – Approved Appraiser*
- *The Trust for Public Land – Approved Appraiser*
- *Fordham University School of Law Continuing Legal Education, New York – Approved Instructor*
- *Approved Appraiser; Army Corp of Engineers;*
- *Expert Zoning Consultant – Expert reports prepared and/or testimony given in hearings before the Townships of Babylon, Huntington, Riverhead, Smithtown & Oyster Bay, New York; Villages of the Branch, Freeport, Lindenhurst, Lynbrook, New Hyde Park, Port Jefferson, Valley Stream & Westhampton Beach, New York; City of Long Beach, New York*
- *Associate Member of the Appraisal Institute*
- *26+ years of experience appraising properties in the Long Island/Metro NY area*

Education

New York State Certified General Appraiser: License #46-8631 – New York State has a mandatory program of continuing education for all licensed and certified appraisers. I have met these continuing education requirements.

Prior to the foregoing, my studies included

- Gettysburg College, Gettysburg, Pennsylvania: B.A. in Business Management
- Commissioned Officer (Lieutenant) United States Army 1987 – Active Duty Ordnance Officer 16th Ordnance Battalion, Aberdeen Proving Grounds, Aberdeen, Maryland; Army Reserves 1988-1991
- Numerous basic and advanced appraisal courses taken through the former Society of Real Estate Appraisers and currently through the Appraisal Institute
- Ongoing continuing education courses, seminars and Appraisal Institute Courses

Experience

1988-1990:	Joseph J. Donovan Associates, Inc. Commercial Property Appraisers
1990-2006:	Vice President and Principal, Carl L. Todd Associates, Inc. Real Property Appraisers & Consultants
2005-Present:	Consultant to Lynch Appraisal, LTD. – Zoning & Valuation Matters
2006-Present: Inc.	President and Principal, John S. Goess Realty Appraisal,
2007-Present:	Consultant to Breslin Appraisal Company – Zoning Matters

Professional Affiliations

Associate Member Appraisal Institute #248819

I have completed and am current with the Standards and Ethics Education Requirements of the Appraisal Institute for Associate Members.

Past Member of the New York State Condemnation Conference

Boy Scouts of America – Assistant Scout Master

Real Estate Appraisal/Consultation Services Provided For

Acquisition/Disposition	Estate Planning	Mortgage Purposes	Rental Negotiation
Condemnation	Tax Certiorari	Insurance Purposes	Market Surveys
Feasibility Studies	Zoning Matters	Casualty Loss Purposes	

QUALIFICATIONS OF PETER J. LEO

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

PROFILE: Highly skilled, NYS Certified General real-estate appraiser with fourteen years combined experience working in real-estate sales, development and appraisal industries.

SERVICES: Residential, commercial & land appraisals, partial holdings, assessments, special situations, income properties, market studies, cost estimates and analyses, feasibility studies, rental surveys, statistical and data-base analyses, financial studies, business appraisal and statement analysis.

1999-Present Real Estate Appraiser, Leo & Scollete, Realty Advisors LLC, East Norwich NY.
Responsible for comprehensive daily operations of appraisal company.

- Inspection and appraisals of all types of commercial property including office buildings, retail complexes, industrial properties, apartment complexes and developable land.
- Inspection and appraisals of one to four family properties in the metropolitan New York Area with strong emphasis in the five boroughs.
- Interface with lenders and borrowers to provide all services needed for thorough and complete valuations.
- On-site inspections and review appraisals.

1994-Present Real Estate Development, Leo Contracting Associates, Brooklyn, NY.
Responsible for renovations of residential and commercial properties in the New York metropolitan area.

- Management and planning of construction projects.
- Assessment and estimation of construction plans.
- Equity enhancement analysis, including ROI and property value growth potential.

EDUCATION:

New York University Real Estate Institute
New York, NY Certificate in Real Estate Finance
Kingsboro Community College
Brooklyn, NY Property and Casualty Insurance Certification
Maryland University B.S (Real Estate)
Maryland, OR
Appraisal Education Network
Bohemia, NY Certified General Appraiser Certification

LICENSES HELD: New York State Certified General Real Estate Appraiser, New York State Real Estate Broker, New York State Insurance Broker, Certified Environmental Inspector/Consultant.

UNIQUE IDENTIFIER 1-0-8044809	State of New York Department of State DIVISION OF LICENSING SERVICES	Signature 76061
PURSUANT TO THE PROVISIONS OF ARTICLE 2-A OF THE EXECUTIVE LAW, THIS RELATES TO HAS BEEN		EXPIRATION DATE 01/01/01
NAME: MICHAEL HABERMAN ADDRESS: 111 BOULEVARD WEST HILL, NY 10590-1171		EXPIRATION DATE 01/01/01
HAS BEEN ONLY CERTIFIED TO TRANSACT BUSINESS AS A GENERAL OPERATOR		EXPIRATION DATE 01/01/01
		SECRETARY OF STATE

QUALIFICATIONS OF KEVIN W. MATHESON SRA, CSA-R

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EXPERIENCE

As of the date of this appraisal report, Kevin W. Matheson has completed the requirements of the continuing education program of the Appraisal Institute and the Columbia Society of Real Estate Appraisers.

Mr. Matheson began appraising in 1985. He has specialized in the down state New York area. He is very active serving the appraisal profession. Kevin is a State Certified Residential Real Estate Appraiser, receiving his SRA and IFA designations in 1993 and his CSA designation in 2001.

Mr. Matheson has held several positions with the Long Island Chapter of the Appraisal Institute over past years, which would include the Chairman of the Residential Education Committee, Board Member, Chairman of the Associate Guidance Committee and was the LDAC Representative in Washington DC for the years 2002 and 2003. He is a past President of the Long Island Chapter.

In addition to those positions, Mr. Matheson has also been very involved with the National Association of Independent Fee Appraisers; positions include Past President of the Long Island Chapter, Past New York State Director and a member of the Board of Directors for the NAIFA Long Island Chapter.

Mr. Matheson has worked with the Federal Reserve Bank of New York and the Long Island Home Purchase Process Initiative Committee. He is advisor for the New York Department of State License Bureau, doing review work when claims of fraud are brought against an appraiser. He has testified before State hearings on such cases.

COURSES

Standards of Professional Practice SSP – given by The Appraisal Institute
American Disabilities Act – given by The NAIFA
Appraisal Course 8/1 – given by AIREA
Residential Appraising for Fannie Mae – given by Fannie Mae
Narrative Writing – given by AIREA
Appraising the Residential Home – given by Henry Harrison
Appraisal Course 8/2 given by AIREA
Residential Real Estate Report Writing R3 – given by The NAIFA
Understanding Limited Appraisals – given by The Appraisal Institute
Basic Construction Terminology – given by The NAIFA
Home Inspections – Common Defects in Homes – given by The NAIFA
Basic Residential HUD Appraisal Requirements – given by The NAIFA
Is the Comparable a Comparable – given by the NAIFA

Instructors Conference – given by The NAIFA
 Appraisal Litigation – given by The NAIFA
 Mock Trial – given by The NAIFA
 FNMA Update – Fannie Mae
 Fair Lending Requirements – given by The NAIFA
 Litigation Skills for the Appraiser – given by The Appraisal Institute
 Income Valuation of Small, Mixed Use Properties – given by The Appraisal Institute
 Residential Property Construction & Inspection – given by The Appraisal Institute
 Income Property Utilizing the 71B Form – given by The NAIFA
 Desktop Underwriting and The Homestyle Program – given by Fannie Mae
 American National Standard for Measuring – given by The NAIFA
 The Future of Residential Appraising – given by The Appraisal Institute
 Regression Analysis – given by The Appraisal Institute
 The Internet and The Real Estate Appraiser – given by The NAIFA
 ANSI Standards of measurement – given by The NAIFA
 AQI Fair Housing & Environmental Concerns of Appraisers – given by The Appraisal Institute
 FHA/HUD 4.7 Residential HUD Appraisal Requirements – given by The NAIFA
 Eminent Domain and Condemnation Appraising – given by The Appraisal Institute
 The Federal Trade Commission's Final Privacy Regulations – given by The Columbia Society of Real Estate Appraisers
 Real Estate Market Trends in The Long Island and Metropolitan New York Markets – given by The Appraisal Institute
 The Appraiser as an Expert Witness: Preparation and Testimony – given by The Appraisal Institute
 Observing Detrimental Property Conditions – given by The Appraisal Institute
 Environmental Site Assessments – given by The Appraisal Institute
 Real Estate Fraud: The Appraisers Responsibilities and Liabilities – given by The Appraisal Institute
 Appraising Environmentally Contaminated Properties: Understanding and Evaluating Stigma – The Appraisal Institute
 Characteristics and Development of Cool Downtowns – given by The Appraisal Institute
 Economic Update for the Region – given by The Appraisal Institute
 Review Theory – Residential – given by The Appraisal Institute

AIREA is the American Institute of Real Estate Appraisers, now known as The Appraisal Institute.
NAIFA is the National Association of Independent Fee Appraisers.

QUALIFICATIONS OF MARK RUSSO – CERTIFIED RESIDENTIAL APPRAISER

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

SUMMARY OF FUNCTIONAL EXPERIENCE:

--Over 30 years of experience in appraising/appraisal review of all types of residential SFR/SRIP properties throughout NY, CT, MA, RI; REO Management, Appraisal Management, Forensic Appraisal, Real Estate Brokerage, Recruiting/Training, Relocation and Management.

--Extensive experience in appraising high-end/complex SFR properties in NY, MA, RI

--Staff instructor - Real Estate Career Educators, Hauppauge, NY 1991-1993/American Real Estate School, Hauppauge 1991-2003 teaching Real Estate Sales and Broker's licensing courses; as well as Appraisal Licensing courses R-1, R-2, Ethics & Standards, R-3 since 1993.

--Experienced in Real Estate Management, Training and Relocation; through associations with Century 21 and Prudential Real Estate companies from 1985- 1991.

WORK EXPERIENCE:

Residential Real Estate Appraiser, NY, MA & RI Kelsey Appraisal Services, North Attleboro, MA/USLA, Broomfield, CO, Macleod Appraisals, Warwick, RI/STARS, Rels Valuation, DataQuick, January, 2011-Present Appraising 1-4 Family properties throughout NY, MA & RI. Clients serviced includes JP Morgan, UBS Bank, BOA, Santander, Wells Fargo.

Real Estate Associate Broker, ReMax Professional Group/Realty Connect USA, Huntington, NY, Managing & marketing REO properties for Wachovia/Wells Fargo in NY, CT, RI, MA, October, 2009 - December 2011.

REO Sales Manager, Managing & marketing REO properties in GA, TN, NC, SC, Wachovia, Marietta, GA, May, 2008 - May, 2009 and in NY, CT, RI, MA, NH, Newport, RI, May 2009 - September 2009.

Region Appraisal Leader, Region Appraisal Leader for FNMA Saleable Department of Wachovia in the Southeast States, Wachovia, Marietta, GA, April, 2007- May 2008.

Regional Reviewer, World Savings, a Wachovia Company, Melville, NY, January 2005- April, 2007.

District Appraisal Manager, World Savings, Melville, NY, January, 2004- December, 2004.

Staff Appraiser, World Savings, Lake Success, NY, November, 2003- December, 2004. 1st Appraiser hired for Long Island office. Platinum Club/President's Club winner 2004.

Fee Appraiser, Mitchell, Maxwell, & Jackson, New York, NY, April, 2001-September, 2003. Responsible for Appraisal of high end and prestige properties on Long Island.

Chief Appraiser, Appraisal Xpress, Inc, Northport, NY, April, 1999-November, 2003.

Appraisal Vice President, M.R. Realty Services, Inc. DBA America's Cutting Edge Real Estate Services, Northport, NY, April, 1998 – March, 1999.

President, M.R. Realty Services, Inc, Northport, NY, May, 1992 – April, 1998.

Real Estate/Appraisal Instructor, American Real Estate School, Hauppauge, NY, October, 1991 – November, 2003.

Real Estate Appraiser, Tri-State Appraisal Group, Babylon, NY/Paul Dyckes Appraisal, Inc./Various private clients, September, 1991 – June, 1992.

Real Estate Management, Recruiter/Trainer, Relocation, Prudential Long Island Realty, East Islip, NY/Century 21 Cow Harbor Realty, Huntington, NY, May, 1986 – September, 1991.

Expert Testimony:

- **Suffolk County Supreme Court**- Tax assessment appeals cases for Huntington, Smithtown, Babylon, and Islip Townships.

- **Town of Huntington** Zoning Board of appeals.

Education and Professional Training:

N.A.I.F.A., New Hyde Park, NY, May, 1994- Limited Scope Appraisals and USPAP Standards Update. **N.Y.S.A.N.**, Hauppauge, NY, May, 1992- R3 Appraisal Course.

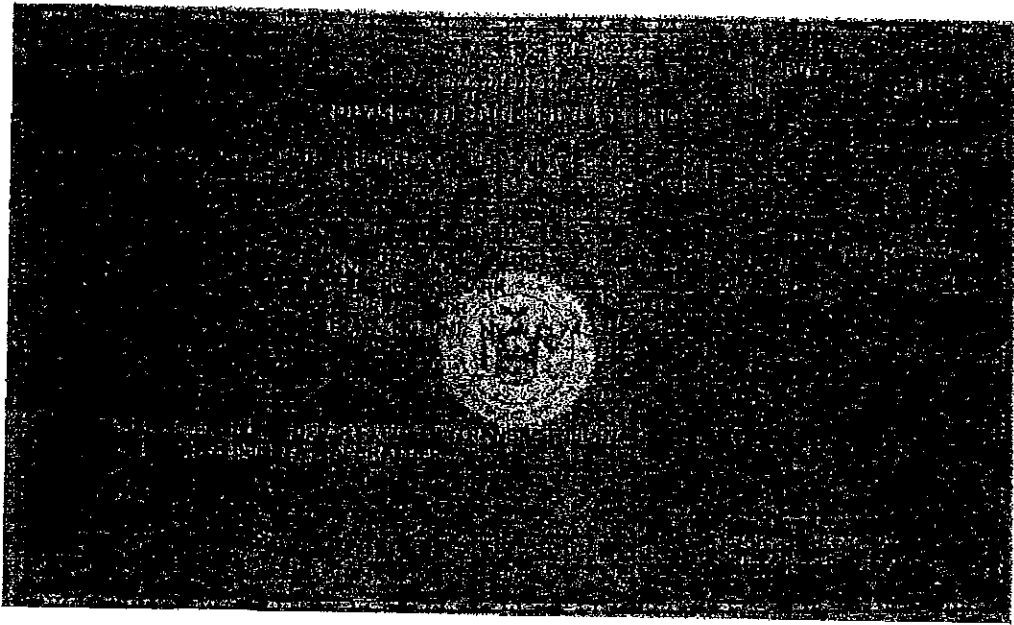
American Real Estate School, Hauppauge, NY, December, 1991 – January, 1992- R-1, R-2, Ethics & Standards of Professional Appraisal Practice, February, 1986, NYS Real Estate Brokers Qualifying Course, NY, January, 1985, NYS Real Estate Salespersons Qualifying Course.

COMMUNITY INVOLVEMENT:

Northport Chamber of Commerce, Northport, NY, served as President June, 1989- September, 1990; and January, 1996 – December, 1997.

Friends of OHEKA, Cold Spring Hills, NY, served on board of directors from the formation of the group in August, 1996 - 2002.

NY ID #45000005935/RI ID #A01454R/MA ID #103467
FHA Approved/NY Certified Real Estate & Appraisal Instructor



QUALIFICATIONS OF GREG D. HIGGINS

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

EDUCATION:

BA Marketing, New York Institute of Technology, 1979
R1, R2, The American Real Estate School, 1995
R3, R4, Columbia Society of Real Estate Appraisers, 1996
Continuing Education includes but not limited to;
USPAP updated guidelines, FHA Appraising, Understanding Automated Valuation Models, Ethics and Standards of Professional Practice, Real Estate Damages; Assessment and Testimony, Appraising Historical and unique properties, Understanding Titles and Deeds, Understanding Real Estate Assessments, Understanding the Universal Appraisal Dataset.

EXPERIENCE:

I have been actively engaged in the appraisal of residential properties since 1994. My experience includes being involved in the early stages of the Nassau County, NY Reassessment Project and representing Nassau County in the Small Claim Assessment Review hearings in 1998-2001. In 1998 I founded Higgins Appraisal Service, a residential appraisal company, servicing lenders nationwide. I hired and mentored trainees through the NYS Certification process. As the owner I performed thousands of pre-funding appraisal reviews for nationwide lenders. In 2008 I was appointed by the New York State Supreme Court as a Hearing Officer for Small Claims Assessment Review for Nassau and Suffolk Counties. My most recent positions have been as a Residential Review Appraiser for Bank of America / Landsafe Appraisal Services and as a Senior Residential Review Appraiser for Valligent, a collateral risk assessment company servicing clients nationwide. Responsibilities include research and analysis on Fannie Mae collateral utilizing expertise, internal/external property valuation tools to ensure consistency with USPAP, Lender policies and any other generally accepted appraisal standards. Responsibilities also include forensic reviews and appraisals to determine if value and methodology were appropriate given the research tools available at time of appraisal. My success in this field is based on my ability to identify and effectively communicate our concerns regarding deficiencies in appraisals and evaluations as well as recognize changes in market trends and other indicators of value. My past two positions have been telecommuting positions where I was compensated according to my production.

QUALIFICATIONS OF THOMAS E. FAY

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

Summary of qualifications

1997-Present

Home Valuation Services Inc. Great River, NY

President

- President of Home Valuation Services, Inc a residential appraisal company servicing Nassau and Suffolk Counties.
- Nine years of revaluation experience for multiple counties and municipalities in New York and New Jersey
- Experienced in presiding over property owner hearings.

Education

Montclair State College, Upper Montclair, New Jersey
Business Administration

- Concentration in management

Professional experience

1992-1997

The Home Appraisal Company Mineola, NY

Residential Administrator

- Responsible for appraising and reviewing residential properties primarily in Nassau, Suffolk and Queens Counties. Prepared appraisal reports for Independence Savings Bank, Jamaica Savings Bank, Astoria Federal Savings Bank, Meridian Capital Funding, Business Loan Center, New York State Mental Health, Facilities Development Corporation/Office of Mental Retardation and Developmental Disabilities, Village of Old Westbury, Village of Great Neck Estates for purpose of tax review, estates, sales, purchases, matrimonial income appraisals, condominium and cooperative appraisal reports.

1990-1992

Property Systems Company

Southampton, NY

Residential Field Supervisor

- Responsible for supervising data collectors, previewing residential properties, final reconciliation of residential values and presiding over property owner hearings.

1988-1990

Market Value Appraisal Services Inc. Fairhaven, NJ

Revaluation Appraiser

Experienced in revaluation work in New Jersey- Bergen, Passaic and Union Counties. Responsibilities included data collection, measuring and sketching residential and commercial properties, pricing residential and commercial properties using the Marshall Valuation Service and Real Property Appraisal manual for New Jersey assessors, presided over hearings, attended County Board of Taxation hearings and prepared narrative appraisals for income producing properties.

**Professional
memberships**

Columbia Society of Real Estate Appraisers

Accreditations

Columbia Society of Real Estate Appraisers- CSA-R

New York State department of state Licensing Services- certified to transact
Business of Real Estate Residential Appraiser - ID # 45000010092- I am
certified.

References

Available Upon Request

UNIQUE ID NUMBER 1000000000	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICIAL USE ONLY Control No. 71728
PURSUANT TO THE PROVISIONS OF ARTICLE 46 OF THE ENLIGHTENED LAW AS IT RELATES TO R.E. APPRAISERS		EXPIRATION DATE 06/01/13
RAY THOMAS E. 220 HOME VALUATION SERVICES IN 48 WOODBELL RD ROCKY HILL, NY 11737		EXPIRATION DATE 06/01/13
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A REAL ESTATE APPRAISER		
JESSE A. ROSALES SECRETARY OF STATE		

QUALIFICATIONS OF PETER MCGUIRK

Michael Haberman Associates, Inc.
125 Front Street
Mineola, New York 11501

516-739-8080

SELECT WORK EXPERIENCE

1986 to Present

Appraising in NYS

Residential, Multi-Family Properties, Commercial Properties
Draw Inspections, Property Preservation, Field Inspecting,
Residential Appraisals, and Exterior Inspecting

I am proud to be a New York State Licensed Home Inspector
And a New York State Certified Residential Appraiser
And a Construction Inspector in New York State

EDUCATION:

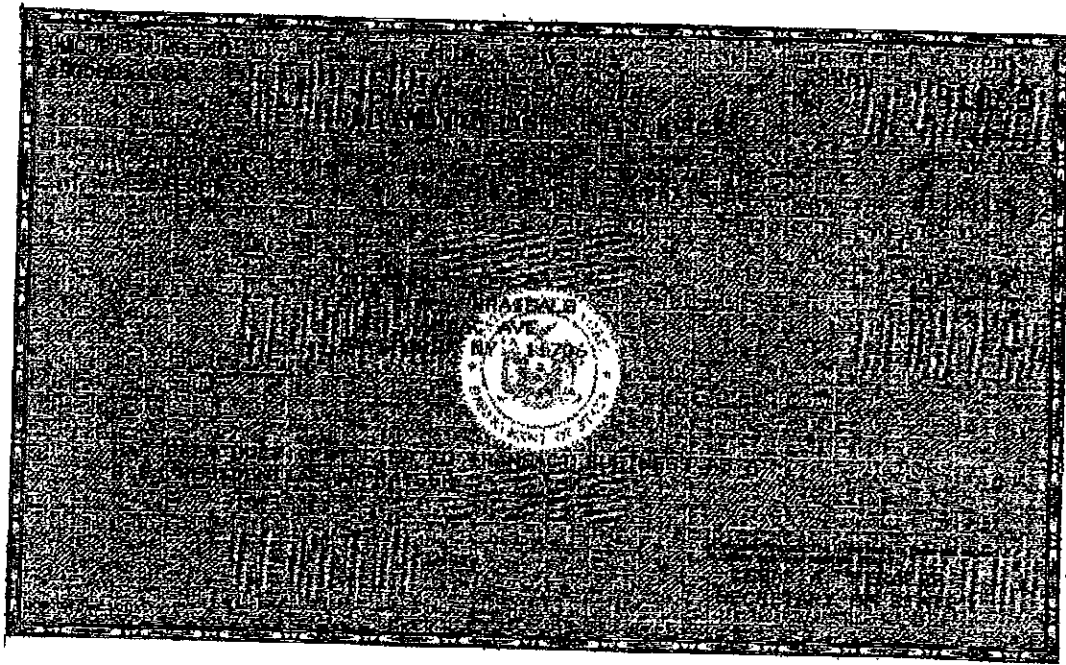
125 Hours of Appraisal Licensing and Certification Courses towards licensing
140 Hours of Home Inspection Licensing Courses in NYS
Mold Certification Courses
Exterior Inspection Training and Field Inspection Training
HUD- FHA Inspection Training
On The HUD Roster Panel- HUD.GOV

RELATED WORK EXPERIENCE

Very Detail Orientated and Knowledge of many computer
Program types and computer savvy.

REFERENCES

Professional and Personal Experience is
Available Upon Request



 **MICHAEL
HABERMAN
ASSOCIATES, INC.**
Real Estate Appraisers & Consultants
125 Front Street • Mineola, NY 11501

EXHIBIT C

Supplemental Materials dated June 9, 2015



SYSTEMATIC REVIEW & ANALYSIS OF ASSESSMENTS (RFP # AS0518-1509)

Submission Date June 9, 2015

From the RFP Selection Committee
Steven L. Corte, Chairman

QUESTIONS AND REQUEST FOR CLARIFICATION

MICHAEL HABERMAN ASSOCIATES, INC.

1. *Will your work on the Westchester County's reassessment project have any impact your ability to meet the timetables that will be established under Nassau County's Systematic Review?*

No - The Westchester project started over a year ago, with the Towns of Greenburgh, Ossining and North Salem participating in the Multiple Municipal Reassessment Consortium. The project is well on its way with 90% of all field work completed, along with data mailers. Neighborhood delineation is currently under way and scheduled to be complete at the end of June. The next phase of the project is valuation, which MHA is responsible for reviewing model coefficients and final value conclusions. This is a statistical review, requiring minimal manpower and time on MHA's behalf. As you are aware, the Westchester revaluation is a Tyler Technology project, which is being completed in IAS. This gives MHA a tremendous advantage over other companies vying for the Nassau County project due to the intimate knowledge that was gained with IAS during the Westchester reassessment project.



SYSTEMATIC REVIEW & ANALYSIS OF ASSESSMENTS (RFP # AS0518-1509)

Submission Date June 9, 2015

From the RFP Selection Committee
Steven L. Corte, Chairman

GENERAL QUESTIONS FOR ALL BIDDERS

1. *How will land values for each Class be evaluated in your review? Describe in detail your land valuation strategy.*

All analysis will be based on a per neighborhood basis. The first and most preferable method is to develop land tables based on actual vacant land sales. Since this is not always possible, the next best method is market extraction (most probable approach) with the third being studies of ratios comparing land value to total value.

2. *How will the Department of Assessment's Integrated Assessment System (IAS)/Adapt be used in your Systematic Review? Describe in detail the implementation of valuation recommendations. Specifically, how would you utilize Adapt and/or incorporate your work product into IAS?*

The Nassau Assessment System (IAS/Adapt) houses all assessments, inventory and sales history for properties located in the municipality. There are many modules built into IAS for analysis purposes along with standard reports. This would be the first line of analysis. The data compiled in IAS is stored in a SQL database which is accessible through the use of ODBC connectors making it relatively simple to retrieve data for analysis in SPSS. As far as implementation of new values, this would be based on neighborhood analysis with adjustments made according to statistical results.

3. *What sources will be used to evaluate the Cost Approach parameters produced using the Integrated Assessment System (IAS) including (but not limited to) building costs, costs assigned to Other Building and Yard (OBYs) and depreciation?*

The IAS system utilizes Marshal Swift cost tables. After loading the most current source data from M&S, adjusted for time and location, it would be tested against actual sales to verify accuracy.

4. *How will modelling "outliers" in each Class be handled in your Systematic Review?*

The question is somewhat ambiguous. If addressing a holdout sample that produces unsatisfactory results, the model coefficients will have to be reviewed. If it is a sales ratio that is an extreme when compared to the neighborhood, the properties should be field inspected. And finally, if it's a unique property, it will have to be costed and checked against available market data.

5. *Will the review of Class 4 (Commercial) properties and models you produce include a market analysis of Capitalization Rates?*

Yes – We will make an assertive effort to develop market derived cap rates. As you are aware, this may not be fruitful for all property types, at which point we will research and utilize secondary market data adjusted to the Nassau County market.

6. *How will economic units (i.e. Parking Lots) be dealt in your review?*

If they are part of an economic entity such as an office building, value will be allocated as part of the income approach. If, for some reason, the parking lot does not support an improvement, value will be based on land tables plus site improvements.

7. *Will your models have provisions for external influences (i.e. Railroads, Commercial Corners, etc.)?*

Yes – this type of data is housed in IAS and was utilized during the revaluation of 2003. It will be tested and improved through the use of GIS.

8. *Are there any types of properties that will not be included in your review (i.e. Marinas, Golf Courses, etc.)?*

No – except for Special Franchise and Utility Properties (complex properties as defined by ORPTS).

9. *How would you model specialty properties like marinas and golf courses in Adapt?*

As stated in our proposal, we are willing to field review an agreed number of properties. The most effective method is to field review the inventory that makes up the parcels and develop cost and income models specific to the use.

10. *Are Class 4 – Utility properties included in your Class 4 – Commercial analysis?*

Valuation of the real property component of the parcel will be valued. The equipment will not.

11. *What modelling changes would you suggest for creating values for hotels, assisted living centers, nursing homes and self-storage facilities?*

Without knowing how the IAS is currently configured for the aforementioned property types it is difficult to make a recommendation. The only recommendation we can make is, it is common knowledge how the courts look at these properties, and assuring compliance with their methodology is of utmost importance.

12. *Will your company provide an analysis of Land to Building Ratios?*

Yes – Since all the data is stored in IAS this is not a significant task.

13. *How will you address apartment buildings and how will ETPA Buildings?*

Apartment buildings will be valued on the income approach. Verification of ETPA compliant buildings will be verified through HUD and they will be valued accordingly.

14. *Will your company provide field staff to work with Department of Assessment personnel?*

Yes – As stated in our proposal, we are willing to field inspect an agreed number of parcels.

15. *What plans do you have to improve DOA personnel's preparedness on the quantitative and qualitative levels? What mechanisms would you leave in place to allow staff to continue to maintain your recommendations?*

We do not have intimate knowledge of the current workings of the DOA, therefore this question cannot be answered until after we have worked with your staff.

16. *What valuation quality assurance measures would you recommend that the DOA adopt after the Systematic Review is completed?*

At a minimum, performing ratio studies on a per neighborhood basis with specific focus on changing market trends.

17. *Describe the Commercial and Residential models you will create and how you would address the overabundance of existing commercial models in IAS/Adapt?*

Models are developed on market data, not on a modeler's idea of how to configure a model for a municipality. Therefore, a complete analysis must be performed before this can be discussed. Again, making a decision that there are too many models utilized in IAS without completing an analysis of the market is a recipe for failure. Research first and make conclusions from what the market indicates.

18. *How will support documentation be transmitted to the DOA at the end of your review?*

The most efficient method is electronically. But we are willing to work with DOA in whatever method is determined most efficient.

19. *Describe in detail your plan for a neighborhood review.*

Neighborhood delineation is the single most important process in a reassessment project. This is a textbook procedure starting with all physical, political, economic and school district boundaries. Utilizing our expert local knowledge, after completing a basic delineation, sales analysis is completed assuring homogenous neighborhoods based on the type of real estate inventory and price levels throughout. This task is not complete until downloaded into a geodatabase for use in GIS.

20. *Describe in detail your plan for sales data verification.*

Sales verification is an ongoing process, from day one of the project to the end. All of the obvious non-arm's length sales are removed leaving thousands to verify countywide. Utilization of all available data sources is optimal, including RP-5217, MLS, Comps Inc., Accurint, LoopNet, CoStar and other real estate professionals including brokers and developers. After completing the previously mentioned sales scrubbing the sales should be trimmed through the approved IAAO method of inter-quartile trimming. These methods will assure a strong sales population.

21. *What recommendations do you have to account for any lack of sales if existing neighborhoods are split into sub-groups or expanded?*

As previously stated, the market data and sales indicate the neighborhoods, if there are no sales during the initial study period, expanding of the time constraints will be required. If expanding this parameter does not produce sufficient sales, expanding the neighborhood may be necessary. This could include configuring neighborhoods that are not geographically contiguous.

Additional Recommendations:

The driving force in completing this systematic review is to provide fair and *supportable* values for all properties in Nassau County. It is our opinion that in order to accomplish this, it is imperative to have open communication with the Nassau County Tax Certiorari BAR. Valuation methodology must be agreed upon early in the project along with regular meetings to assure a focused approach. This open approach to communicate with the Cert. BAR should be publicized in an effort to make the public aware of the asserted effort to correct the assessment system. Additionally, in order to prevent ratio disputes which end up with stipulated ratios far below the published ratio, the County should go to 100% of full market value as their stated level. This provides for a more explainable / defensible assessment system.

Scope/Timeline and Billing Schedule (amended 8/10/2015)

This is a detailed timeline/scope of the commercial portion (Classes 2 & 4) of the Nassau County Systematic Review Project as proposed by Michael Haberman Associates, Inc. (MHAI). This projection is based on our intimate knowledge of Nassau County and our historical experience with the Nassau County Assessment System (IAS) as it last existed in the 2005 calendar year. Due to the complexity of Nassau County and its prodigious assessment data, this project timeline is subject to changes by both Nassau County's Department of Assessment (DOA) and MHAI. An integral part of the project includes pointing out DOA deficiencies when discovered. Such deficiencies and recommendations to correct issues, as they are revealed, will be summarized in the monthly status report. We have taken all steps available to produce a document that will provide guidance and timeliness for the project. Procedures followed for this project will comply closely with recommendations from the International Association of Assessing Officers (IAAO).

The timeline/scope is configured to illustrate major milestones throughout the project with specific detail for each sub-task. This mass appraisal project is intended to comply with all requirements as set forth under Standard 6 of the Uniform Standard of Professional Appraisal Practice.

Project Commencement

This portion of the project (**Startup**) will commence on October 1, 2015 and span approximately a three month period, to the end of the year (December 31, 2015). During the Startup period the Company will focus on re-familiarizing personnel with the Nassau County Assessment System and parcel data as configured. For the purpose of discovering fundamental procedural and system deficiencies, in depth research, and communication with key DOA personnel will be required. In-house system preparation will commence during this period assuring sufficient storage space and secure environment. Man power requirements for the project will be confirmed and staffing as required will be put in place. It is recommended at this time that Nassau County to configure a test database, mirroring the current production database, for purposes of testing modeling and possible structural reconfiguration.

Data Analysis

This phase of the project will begin subsequent to the Startup portion of the project on January 1, 2016 and proceed for approximately 18 months to June 30, 2017. A mass appraisal project is only as good as the data it is based on. This portion of the project will consist of detailed testing and editing of all data as contained in IAS.

Utility properties will be reviewed for correct "roll section" designation and reconciled with New York State supplied advisory appraisals, to assure a one to one match. If discrepancies are discovered as a result of this review process, field inspections will be completed by a professional engineer, up to the contract limit of 2.5% of class 4 property on an economic entity basis.

Neighborhood Delineation Re-verification

The County is currently delineated into many commercial neighborhoods as a result of the 2003 revaluation project. Detailed analysis is required to assure that neighborhoods, as currently delineated in the system, are truly based on external factors that typically define a neighborhood. These factors include, but are not limited to, natural and manmade dividers, municipal and political boundaries, school districts, social and economic influences. The primary tool utilized for this analysis is ESRI's ArcView. This requires exporting specific data from IAS, uploading it to ArcView for analysis and reliability conclusions. All recommended changes will be documented and submitted in report format.

Analyze and Normalize System Variables

Concerns over Structure & Land Use Codes has been displayed by DOA personnel during our early meetings. As discussed, we will run edits on all properties in an effort to reveal inconsistencies across common property types. SPSS will be utilized to test the statistical significance of system adjustments such as *Grade Factors* and *Investment Ratings*.

Historically, the IAS system would value commercial properties utilizing multiple income streams as applied to different sections of a structure as based on the cost approach. Properties typically don't function this way in the market, therefore complicating the income approach. An analysis accounting for use codes within a structure code will be completed. This analysis will reveal the complexity of specific property types enabling the team to focus on producing a market relevant approach. This would produce reasonable, defensible values as viewed by the Courts.

The County's commercial property base is made up of thousands of individual parcels. The reality of it is that multiple parcels may make up one property (Economic Entity). Part of this analysis includes the verification of condominium parent and children parcels. An intrinsic part of this project will include identifying such properties and grouping for valuation purposes.

Property specific location adjustments will be analyzed for consistency with the aid of GIS. Thoroughfares will be displayed with each commercial property plotted as based on its location adjustment. This form of hot/cold map will provide easy identification of misclassified properties.

Multiple edit reports will be run in order to discover either missing data or inconsistencies in data. An example of some edits that will be run includes: age/condition, Land Area/GBA, LUC/Structure Code.

As a result of the edit reports, inconsistencies in data will be field reviewed when required. Field reviews are limited to 2.5% of Class 2 & 4 parcels on an economic entity basis and will be administered as requested by the DOA.

Nassau County's shorelines have evolved from a marine based industry to residential cluster type development. Change in use should be verified and corrected where appropriate. This will be accomplished through the use of GIS. This can also be accomplished through the review of building permits with specific focus on a change in use.

Structure, Use and OBY codes will be reviewed and analyzed for market relevance. If large variances exist across common uses, codes will be normalized for ease of use and understanding.

Model categories will also be reviewed and analyzed for market relevance. Models that are redundant or nonexistent in the market will be deleted.

Land Type models will be reviewed and analyzed for market relevance. Models that are redundant or nonexistent in the market will be deleted.

Statistical analysis will be run on each parcel verifying incremental/decremental land adjustments.

Statistical analysis will be run on each parcel verifying incremental/decremental GBA adjustments.

Barring sufficient market data, statistical analysis on external influences such as corner, waterfront and golf courses will be performed.

Specialty properties such as marinas, gas stations, garden centers, auto repair, with large land to building ratios will be reviewed and analyzed to assure market relevance.

Mix-use properties will be reviewed for structure code, use code, expenses and capitalization rate consistency.

Parcels that are bifurcated by municipal lines will be analyzed and reviewed for valuation allocation. Allocations will be based on percentage of structure value and percentage of land value as geographically located within the municipality.

Wetlands and environmentally contaminated properties can be flagged through the use of GIS. Formal requests for data will be made to NYS Department of Environmental Conservation.

Valuation Modeling

The "Valuation Modeling" portion of the project will overlap the "Data Analysis" and begin October 2016. The IAS system is based on the cost approach, tying all sections of a structure to specific cost schedules within Marshall & Swift. These tables must be reviewed and updated with the most current tables available from Tyler Technology. Additional tables needing updating include location multipliers and depreciation tables. As previously discussed, in-depth research will be completed on the practicality of maintaining multiple depreciation tables for structures and OBYs. Market reasonableness testing will be completed after update is complete.

Valuation Process

Neighborhood delineation is an intrinsic procedure in the mass valuation process and is the first step in determining land values, application of Income and Cost Analysis. Though not a science, a systematic approach is required to delineate physical boundaries, municipal/political

boundaries, building characteristics, type of occupancy, zoning, typical land size, sale prices and social/economic forces.

Land modeling via analysis of vacant land sales. If sales are insufficient, alternative methods will be used (residual analysis, etc...). Land tables are the basis for the Cost Approach with all improvement values added to the underlying land value. Therefore, it is critical to have an accurate estimate of land values. For purposes of calibrating land tables, raw land sales are the most reliable method to produce neighborhood land values. Since Nassau County is a mature community, raw land sales will not be sufficient to calibrate land tables. If our hypothesis is correct and land sales are insufficient, the best option is to rely on the "Land Residual Method". Once complete, land values will be populated on a use basis per delineated neighborhood and reviewed with DOA.

Building costs will be based on current replacement and depreciation estimates from Marshall & Swift Services tied to existing structure codes and/or recommendations for consolidation. Costs will be prepared in table format for consistency dealing with the different types of commercial and industrial parcels. Depreciation tables are key to providing accurate values by means of the Cost Approach. Market data will be utilized to calibrate tables when available. All three types of obsolescence will be considered in the analysis.

Retrieval of economic market data inclusive of rental rates, occupancy levels, operating expense ratios, rates of return and effective tax rates will be data based.

When actual income and expense is available for a sale parcel, overall capitalization rates will be calculated. If actual data is insufficient, secondary source material and the building of rates (band of investment) will be localized to Nassau County and utilized in valuation models. If actual income and expense data is retrieved, this data will be used as a starting point in reviewing existing modeling and will become part of the market database. Economic data and tables will be developed via existing in-house data, information received from participating real estate professionals and data the Nassau County Attorney's Office, DOA and ARC have on hand.

Existing valuation matrix will be reviewed and updated with current market supported data. Valuation matrices are based on the neighborhoods as delineated for each property type.

Systematic edit reports will be run to assure all data fields are populated and contain market relevant data.

Analysis of existing assessments and models in order to test for reasonableness (value/unit basis) and, if needed, recommendations to DOA for adjustments. Unit basis includes but is not limited to square feet, number of apartments, number of rooms, number of beds, etc...

Parcel Specific Testing

Once the valuation portion of the project is complete, it is imperative to perform various 'edit reports' and statistical analyses. This added step will assure market reasonableness and provide values that are sustainable when tested by Courts. This will be an ongoing process which will

commence as specific property types are completed on a neighborhood basis. This phase of the project is slated to begin January 2017.

Edit reports provide a window to the assessment roll enabling an assessor to focus on issues that don't appear reasonable when compared to the market. Edit reports can focus on all aspects of the assessment roll focusing on anomalies when discovered. This is a dynamic tool which will be utilized throughout the project.

Statistical analysis provides a systematic approach to value. It will provide mathematical indicators that a problem may exist within a specific neighborhood or property type. These are also dynamic in nature with our statistician focusing on specific discrete & continuous variables.

Valuation of utility properties will be based on New York State Office of Real Property Tax Services (NYSORPTS) supplied advisory appraisals. Due to the complexity of utility properties, if during the inventory review process, as previously described under Data Analysis, no discrepancies are revealed, the appraised value as indicated by NYSORPTS will be adopted. If discrepancies are discovered, NYSORPTS and DOA will be notified of such discrepancies in the form of a written report. This will trigger a request for an updated advisory appraisal from NYSORPTS.

As a result of our extensive testing outliers will be revealed. As previously stated field reviews will be performed when necessary or requested by the DOA, up to a total project count of 2.5% of Class 2 & 4 parcels on an economic entity basis.

County-wide Testing

Final testing will commence in April 2017, consisting of a "tax shift analysis". Statistical analysis will be performed on a county-wide basis, neighborhoods, school districts, town boundaries and any taxing authority as requested by DOA. This macro approach to the project may reveal unintended consequences that can be altered before publishing the assessment roll. This type of testing also provides relevant information to public officials so they can better understand the impact of the "Systematic Review" which they will have to convey to their constituents.

EXHIBIT D

Contractor's Performance Schedule

Billing Schedule

BILLING CONTROL		Units (Months)	Parcel Count			Rates		Cost Per Class		Complete Project
Activity	Scheduled Work Plan		II	IV	Utility Properties	Class II & IV	Utility Properties	II	IV	Total Cost
Project Management	(10/1/15 - 9/1/17)	24	6,398	27,527		\$5.50		\$35,189	\$151,399	\$186,588
Data Management	(10/1/15 - 9/1/17)	24	6,398	27,527		\$1.50		\$9,597	\$41,291	\$50,888
Data Analysis	(1/1/16 - 6/1/2017)	18	6,398	27,527	1,036	\$5.00	\$93.75	\$31,990	\$234,760	\$266,750
Field Review (2.5% of Class 2 & 4 population)	(10/1/16 - 5/1/17)	8	160	688		\$25.00		\$3,999	\$17,204	\$21,203
Analyze & Normalize System Variables	(1/1/16 - 12/1/16)	12	6,398	27,527		\$2.50		\$15,995	\$68,818	\$84,813
Neighborhood Analysis / Delineation Refinement	(1/1/16 - 12/1/16)	12	6,398	27,527		\$2.00		\$12,796	\$55,054	\$67,850
Street Level Images (limited to 1% of population)	(7/1/16 - 12/1/16)	6	64	275		\$5.00		\$320	\$1,376	\$1,696
Valuation Modeling	(5/1/16 - 6/1/17)	14	6,398	27,527		\$7.50		\$47,985	\$206,453	\$254,438
Valuation Process	(7/1/16 - 6/1/17)	12	6,398	27,527		\$2.00		\$12,796	\$55,054	\$67,850
Parcel & County-wide Testing	(10/16/16 - 9/1/17)	12	6,398	27,527	1,036	\$2.00	\$31.25	\$12,796	\$87,429	\$100,225
Provide Support Documentation	(10/1/15 - 9/1/17)	24	6,398	27,527		\$3.00		\$19,194	\$82,581	\$101,775
Total Cost / Class								\$202,657	\$1,001,418	\$1,204,074
Fee Billed to Date:										\$0.00

Note: As directed by the DOA, Special Franchise, LIRR properties, Telecommunications parcels and Teleport Communications parcel were removed from the Utility parcel count.

EXHIBIT E

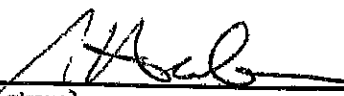
Payment Schedule

[illegible]

EXHIBIT F

Confidentiality Agreement

I Michael Haberman (insert name), am a (please circle one) subcontractor / agent / employee / director / officer / other _____ of the Contractor Michael Haberman Associates, Inc. (the "Contractor"). I understand that I will be performing services in furtherance of an agreement between the Contractor and Nassau County (the "County") related to the systematic review and analysis of assessments (the "Agreement"). I understand, acknowledge, and agree that all records, information, and data ("Information") acquired in connection with performance or administration of the Agreement shall be used and disclosed solely for the purpose of performance and administration of the Agreement or as required by law. I agree to reasonably safeguard any Information as to prevent disclosure to any unauthorized person. I understand and agree that the terms of this Confidentiality Agreement shall continue after I am no longer performing services related to the Agreement, and I shall continue to abide by such terms of this Confidentiality Agreement in perpetuity. I understand that failure to comply with these requirements may result in disciplinary action, termination, civil liability, and/or criminal prosecution, as well as any other penalties provided by law. This Confidentiality Agreement shall be governed and construed in accordance with the Laws of New York State.


(Individual's Signature)

Michael Haberman
(Individual's Printed Name)

Michael Haberman Associates, Inc.
(Entity for which Individual is an employee or agent)

August 31, 2015
(Date)

Appendix EE
Equal Employment Opportunities for Minorities and Women

The provisions of this Appendix EE are hereby made a part of the document to which it is attached.

The Contractor shall comply with all federal, State and local statutory and constitutional anti-discrimination provisions. In addition, Local Law No. 14-2002, entitled "Participation by Minority Group Members and Women in Nassau County Contracts," governs all County Contracts as defined herein and solicitations for bids or proposals for County Contracts. In accordance with Local Law 14-2002:

(a) The Contractor shall not discriminate against employees or applicants for employment because of race, creed, color, national origin, sex, age, disability or marital status in recruitment, employment, job assignments, promotions, upgradings, demotions, transfers, layoffs, terminations, and rates of pay or other forms of compensation. The Contractor will undertake or continue existing programs related to recruitment, employment, job assignments, promotions, upgradings, transfers, and rates of pay or other forms of compensation to ensure that minority group members and women are afforded equal employment opportunities without discrimination.

(b) At the request of the County contracting agency, the Contractor shall request each employment agency, labor union, or authorized representative of workers with which it has a collective bargaining or other agreement or understanding, to furnish a written statement that such employment agency, union, or representative will not discriminate on the basis of race, creed, color, national origin, sex, age, disability, or marital status and that such employment agency, labor union, or representative will affirmatively cooperate in the implementation of the Contractor's obligations herein.

(c) The Contractor shall state, in all solicitations or advertisements for employees, that, in the performance of the County Contract, all qualified applicants will be afforded equal employment opportunities without discrimination because of race, creed, color, national origin, sex, age, disability or marital status.

(d) The Contractor shall make best efforts to solicit active participation by certified minority or women-owned business enterprises ("Certified M/WBEs") as defined in Section 101 of Local Law No. 14-2002, for the purpose of granting of Subcontracts.

(e) The Contractor shall, in its advertisements and solicitations for Subcontractors, indicate its interest in receiving bids from Certified M/WBEs and the requirement that Subcontractors must be equal opportunity employers.

(f) Contractors must notify and receive approval from the respective Department Head prior to issuing any Subcontracts and, at the time of requesting such authorization, must submit a signed Best Efforts Checklist.

(g) Contractors for projects under the supervision of the County's Department of Public Works shall also submit a utilization plan listing all proposed Subcontractors so that, to the greatest extent feasible, all Subcontractors will be approved prior to commencement of work. Any additions

or changes to the list of subcontractors under the utilization plan shall be approved by the Commissioner of the Department of Public Works when made. A copy of the utilization plan any additions or changes thereto shall be submitted by the Contractor to the Office of Minority Affairs simultaneously with the submission to the Department of Public Works.

(h) At any time after Subcontractor approval has been requested and prior to being granted, the contracting agency may require the Contractor to submit Documentation Demonstrating Best Efforts to Obtain Certified Minority or Women-owned Business Enterprises. In addition, the contracting agency may require the Contractor to submit such documentation at any time after Subcontractor approval when the contracting agency has reasonable cause to believe that the existing Best Efforts Checklist may be inaccurate. Within ten working days (10) of any such request by the contracting agency, the Contractor must submit Documentation.

(i) In the case where a request is made by the contracting agency or a Deputy County Executive acting on behalf of the contracting agency, the Contractor must, within two (2) working days of such request, submit evidence to demonstrate that it employed Best Efforts to obtain Certified M/WBE participation through proper documentation.

(j) Award of a County Contract alone shall not be deemed or interpreted as approval of all Contractor's Subcontracts and Contractor's fulfillment of Best Efforts to obtain participation by Certified M/WBEs.

(k) A Contractor shall maintain Documentation Demonstrating Best Efforts to Obtain Certified Minority or Women-owned Business Enterprises for a period of six (6) years. Failure to maintain such records shall be deemed failure to make Best Efforts to comply with this Appendix EE, evidence of false certification as M/WBE compliant or considered breach of the County Contract.

(l) The Contractor shall be bound by the provisions of Section 109 of Local Law No. 14-2002 providing for enforcement of violations as follows:

- a. Upon receipt by the Executive Director of a complaint from a contracting agency that a County Contractor has failed to comply with the provisions of Local Law No. 14-2002, this Appendix EE or any other contractual provisions included in furtherance of Local Law No. 14-2002, the Executive Director will try to resolve the matter.
- b. If efforts to resolve such matter to the satisfaction of all parties are unsuccessful, the Executive Director shall refer the matter, within thirty days (30) of receipt of the complaint, to the American Arbitration Association for proceeding thereon.
- c. Upon conclusion of the arbitration proceedings, the arbitrator shall submit to the Executive Director his recommendations regarding the imposition of sanctions, fines or penalties. The Executive Director shall either (i) adopt the recommendation of the arbitrator (ii) determine that no sanctions, fines or penalties should be imposed or (iii) modify the recommendation of the arbitrator, provided that such modification shall not expand upon any sanction

recommended or impose any new sanction, or increase the amount of any recommended fine or penalty. The Executive Director, within ten days (10) of receipt of the arbitrators award and recommendations, shall file a determination of such matter and shall cause a copy of such determination to be served upon the respondent by personal service or by certified mail return receipt requested. The award of the arbitrator, and the fines and penalties imposed by the Executive Director, shall be final determinations and may only be vacated or modified as provided in the civil practice law and rules ("CPLR").

(m) The contractor shall provide contracting agency with information regarding all subcontracts awarded under any County Contract, including the amount of compensation paid to each Subcontractor and shall complete all forms provided by the Executive Director or the Department Head relating to subcontractor utilization and efforts to obtain M/WBE participation.

Failure to comply with provisions (a) through (m) above, as ultimately determined by the Executive Director, shall be a material breach of the contract constituting grounds for immediate termination. Once a final determination of failure to comply has been reached by the Executive Director, the determination of whether to terminate a contract shall rest with the Deputy County Executive with oversight responsibility for the contracting agency.

Provisions (a), (b) and (c) shall not be binding upon Contractors or Subcontractors in the performance of work or the provision of services or any other activity that are unrelated, separate, or distinct from the County Contract as expressed by its terms.

The requirements of the provisions (a), (b) and (c) shall not apply to any employment or application for employment outside of this County or solicitations or advertisements therefor or any existing programs of affirmative action regarding employment outside of this County and the effect of contract provisions required by these provisions (a), (b) and (c) shall be so limited.

The Contractor shall include provisions (a), (b) and (c) in every Subcontract in such a manner that these provisions shall be binding upon each Subcontractor as to work in connection with the County Contract.

As used in this Appendix EE the term "Best Efforts Checklist" shall mean a list signed by the Contractor, listing the procedures it has undertaken to procure Subcontractors in accordance with this Appendix EE.

As used in this Appendix EE the term "County Contract" shall mean (i) a written agreement or purchase order instrument, providing for a total expenditure in excess of twenty-five thousand dollars (\$25,000), whereby a County contracting agency is committed to expend or does expend funds in return for labor, services, supplies, equipment, materials or any combination of the foregoing, to be performed for, or rendered or furnished to the County; or (ii) a written agreement in excess of one hundred thousand dollars (\$100,000), whereby a County contracting agency is committed to expend or does expend funds for the acquisition, construction, demolition, replacement, major repair or renovation of real property and improvements thereon. However, the term "County Contract" does not include agreements or orders for the following services: banking services, insurance policies or contracts, or contracts with a County contracting agency for the sale of bonds, notes or other securities.

As used in this Appendix EE the term "County Contractor" means an individual, business enterprise, including sole proprietorship, partnership, corporation, not-for-profit corporation, or any other person or entity other than the County, whether a contractor, licensor, licensee or any other party, that is (i) a party to a County Contract, (ii) a bidder in connection with the award of a County Contract, or (iii) a proposed party to a County Contract, but shall not include any Subcontractor.

As used in this Appendix EE the term "County Contractor" shall mean a person or firm who will manage and be responsible for an entire contracted project.

As used in this Appendix EE "Documentation Demonstrating Best Efforts to Obtain Certified Minority or Women-owned Business Enterprises" shall include, but is not limited to the following:

- a. Proof of having advertised for bids, where appropriate, in minority publications, trade newspapers/notices and magazines, trade and union publications, and publications of general circulation in Nassau County and surrounding areas or having verbally solicited M/WBEs whom the County Contractor reasonably believed might have the qualifications to do the work. A copy of the advertisement, if used, shall be included to demonstrate that it contained language indicating that the County Contractor welcomed bids and quotes from M/WBE Subcontractors. In addition, proof of the date(s) any such advertisements appeared must be included in the Best Effort Documentation. If verbal solicitation is used, a County Contractor's affidavit with a notary's signature and stamp shall be required as part of the documentation.
- b. Proof of having provided reasonable time for M/WBE Subcontractors to respond to bid opportunities according to industry norms and standards. A chart outlining the schedule/time frame used to obtain bids from M/WBEs is suggested to be included with the Best Effort Documentation
- c. Proof or affidavit of follow-up of telephone calls with potential M/WBE subcontractors encouraging their participation. Telephone logs indicating such action can be included with the Best Effort Documentation
- d. Proof or affidavit that M/WBE Subcontractors were allowed to review bid specifications, blue prints and all other bid/RFP related items at no charge to the M/WBEs, other than reasonable documentation costs incurred by the County Contractor that are passed onto the M/WBE.
- e. Proof or affidavit that sufficient time prior to making award was allowed for M/WBEs to participate effectively, to the extent practicable given the timeframe of the County Contract.
- f. Proof or affidavit that negotiations were held in good faith with interested M/WBEs, and that M/WBEs were not rejected as unqualified or unacceptable without sound business reasons based on (1) a thorough investigation of M/WBE qualifications and capabilities reviewed against industry custom and standards and (2) cost of performance. The basis for rejecting any M/WBE deemed unqualified by the County Contractor shall be included in the Best Effort Documentation

- g. If an M/WBE is rejected based on cost, the County Contractor must submit a list of all sub-bidders for each item of work solicited and their bid prices for the work.
- h. The conditions of performance expected of Subcontractors by the County Contractor must also be included with the Best Effort Documentation
- i. County Contractors may include any other type of documentation they feel necessary to further demonstrate their Best Efforts regarding their bid documents.

As used in this Appendix EE the term "Executive Director" shall mean the Executive Director of the Nassau County Office of Minority Affairs; provided, however, that Executive Director shall include a designee of the Executive Director except in the case of final determinations issued pursuant to Section (a) through (l) of these rules.

As used in this Appendix EE the term "Subcontract" shall mean an agreement consisting of part or parts of the contracted work of the County Contractor.

As used in this Appendix EE, the term "Subcontractor" shall mean a person or firm who performs part or parts of the contracted work of a prime contractor providing services, including construction services, to the County pursuant to a county contract. Subcontractor shall include a person or firm that provides labor, professional or other services, materials or supplies to a prime contractor that are necessary for the prime contractor to fulfill its obligations to provide services to the County pursuant to a county contract. Subcontractor shall not include a supplier of materials to a contractor who has contracted to provide goods but no services to the County, nor a supplier of incidental materials to a contractor, such as office supplies, tools and other items of nominal cost that are utilized in the performance of a service contract.

Provisions requiring contractors to retain or submit documentation of best efforts to utilize certified subcontractors and requiring Department head approval prior to subcontracting shall not apply to inter-governmental agreements. In addition, the tracking of expenditures of County dollars by not-for-profit corporations, other municipalities, States, or the federal government is not required.

Appendix L

Certificate of Compliance

In compliance with Local Law 1-2006, as amended (the "Law"), the Contractor hereby certifies the following:

1. The chief executive officer of the Contractor is:

Michael Haberman (Name)

125 Front Street, Mineola, NY 11501 (Address)

516-739-8080 (Telephone Number)

2. The Contractor agrees to either (1) comply with the requirements of the Nassau County Living Wage Law or (2) as applicable, obtain a waiver of the requirements of the Law pursuant to section 9 of the Law. In the event that the Contractor does not comply with the requirements of the Law or obtain a waiver of the requirements of the Law, and such Contractor establishes to the satisfaction of the Department that at the time of execution of this Agreement, it had a reasonable certainty that it would receive such waiver based on the Law and Rules pertaining to waivers, the County will agree to terminate the contract without imposing costs or seeking damages against the Contractor
3. In the past five years, Contractor _____ has X has not been found by a court or a government agency to have violated federal, state, or local laws regulating payment of wages or benefits, labor relations, or occupational safety and health. If a violation has been assessed against the Contractor, describe below:
- _____
- _____
- _____
4. In the past five years, an administrative proceeding, investigation, or government body-initiated judicial action _____ has X has not been commenced against or relating to the Contractor in connection with federal, state, or local laws regulating payment of wages or benefits, labor relations, or occupational safety and health. If such a proceeding, action, or investigation has been commenced, describe below:
- _____

5. Contractor agrees to permit access to work sites and relevant payroll records by authorized County representatives for the purpose of monitoring compliance with the Living Wage Law and investigating employee complaints of noncompliance.

I hereby certify that I have read the foregoing statement and, to the best of my knowledge and belief, it is true, correct and complete. Any statement or representation made herein shall be accurate and true as of the date stated below.

8/31/15
Dated

[Signature]
Signature of Chief Executive Officer

Michael Haberman
Name of Chief Executive Officer

Sworn to before me this

31ST day of AUGUST, 2015.

Karen Schreiner
Notary Public

KAREN SCHREINER
Notary Public, State Of New York
No. 01SC6078829
Qualified In Nassau County
Commission Expires August 12, 2018



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/28/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Professional Liability Consulting Services, Inc. 45 Knollwood Road, Suite 202 Elmsford, NY 10523	CONTACT NAME: Michael Pelloni PHONE: 914-592-6606 FAX: 914-592-6608 E-MAIL: MichaelP@plcsi.com ADDRESS: MichaelP@plcsi.com
INSURED Michael Haberman Associates, Inc. Ron Haberman, Vice President 125 Front Street Mineola, NY 11501	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Company (CNA) INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 20443

COVERAGES

CERTIFICATE NUMBER: N/A

REVISION NUMBER: N/A

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THIS INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURANCE TYPE	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXPIR. DATE (MM/DD/YYYY)	LIMITS	
<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT <input type="checkbox"/> SUPPLIES PERG <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG <input type="checkbox"/> CYBER						EACH OCCURRENCE \$	
						DAMAGE TO RENTED PREMISES (See occurrence) \$	
						MED EXP (Any one person) \$	
						PERSONAL & ADV INJURY \$	
<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> Hired AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						GENERAL AGGREGATE \$	
						PRODUCTS - COMPROP AGG \$	
							\$
							COMBINED SINGLE LIMIT (See occurrence) \$
<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CL. EXT. WIDE <input type="checkbox"/> CL. EXT. NAR <input type="checkbox"/> RETENTION \$						BODILY INJURY (Per person) \$	
						BODILY INJURY (Per accident) \$	
						PROPERTY DAMAGE (Per accident) \$	
							\$
<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYER'S LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER/EXCLUDED (Mandatory in NY) <input type="checkbox"/> If not, describe under DESCRIPTION OF OPERATIONS below						EACH OCCURRENCE \$	
						AGGREGATE \$	
							\$
							PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/>
A Professional Liability Insurance		NO NO	RFB 59230366915	05/20/2015	08/20/2016	\$1,000,000 Per Claim \$3,000,000 Aggregate	
						EL EACH ACCIDENT \$	
						EL DISEASE - SA EMPLOYEES \$	
						EL DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Professional Liability Insurance

CERTIFICATE HOLDER

CANCELLATION

Nassau County
Office of County Attorney
Mineola, NY 11501

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD. CERTIFICATE OF LIABILITY INSURANCEDATE(MM/DD/YYYY)
8/28/2015

PRODUCER

MITCHELL E WEINGRAD LTD
POB 190
EAST ROCKAWAY, NY 11518
(516)887-4800THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION
ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE
HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR
ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

MICHAEL HABERMAN ASSOCIATES, INC.
ATTN: MICHAEL HABERMAN
125 FRONT STREET
MINEOLA, NY 11501

INSURERS AFFORDING COVERAGE

NAIC#

INSURER A: GRAPHIC ARTS MUTUAL INS CO
INSURER B: STATE INSURANCE FUND
INSURER C: STANDARD SECURITY LIFE
INSURER D: UTICA MUTUAL INSURANCE COMPANY
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING
ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR
MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH
POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LEO	4568793	9/06/15	9/06/16	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (E.g. occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	4568793	9/06/15	9/06/16	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA AGG \$ AGG \$
D	A	EXCESS UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$ 10,000	CULP4575229	9/06/15	9/06/16	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$ \$ \$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	H 1002 914-8	04/07/15	04/07/16	<input checked="" type="checkbox"/> NO STATU- TORY MTR <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C		NY STATE DBL	D 72898	07/01/15	07/01/16	STATUTORY DBL

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED, PER WRITTEN CONTRACT

CERTIFICATE HOLDER

Nassau County
Office of the County Attorney
Mineola, NY 11501

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION
DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN
NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL
IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR
REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



COUNTY OF NASSAU

CONSULTANT'S, CONTRACTOR'S AND VENDOR'S DISCLOSURE FORM

1. Name of the Entity: Michael Haberman Associates, Inc.
Address: 125 Front Street
City, State and Zip Code: Mineola, New York 11501
2. Entity's Vendor Identification Number: 11-2510480
3. Type of Business: ☐ Public Corp ☐ Partnership ☐ Joint Venture
☐ Ltd. Liability Co ☒ Closely Held Corp ☐ Other (specify)
4. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, all partners and limited partners, all corporate officers, all parties of Joint Ventures, and all members and officers of limited liability companies (attach additional sheets if necessary):
Michael Haberman, 1070 Links Road, Woodmere, NY 11589
Ronald Haberman, 4 Manchester Lane, Stony Brook, NY 11790
5. List names and addresses of all shareholders, members, or partners of the firm. If the shareholder is not an individual, list the individual shareholders/partners/members. If a Publicly held Corporation include a copy of the 10K in lieu of completing this section.
Michael Haberman, 1070 Links Road, Woodmere, NY 11589
Ronald Haberman, 4 Manchester Lane, Stony Brook, NY 11790

6. List all affiliated and related companies and their relationship to the firm entered on line 1. above (if none, enter "None"). Attach a separate disclosure form for each affiliated or subsidiary company.

None

7. List all lobbyists whose services were utilized at any stage in this matter (i.e., pre-bid, bid, post-bid, etc.). The term "lobbyist" means any and every person or organization retained, employed or designated by any client to influence - or promote a matter before - Nassau County, its agencies, boards, commissions, department heads, legislators or committees, including but not limited to the Open Space and Parks Advisory Committee and Planning Commission. Such matters include, but are not limited to, requests for proposals, development or improvement of real property subject to County regulation, procurements, or to otherwise engage in lobbying as the term is defined herein. The term "lobbyist" does not include any officer, director, trustee, employee, counsel or agent of the County of Nassau, or State of New York, when discharging his or her official duties.

(a) Name, title, business address and telephone number of lobbyist(s):

None

(b) Describe lobbying activity of each lobbyist. See page 4 of 4 for a complete description of lobbying activities.

N/A

(c) List whether and where the person/organization is registered as a lobbyist (e.g., Nassau County, New York State)

N/A

8. VERIFICATION: This section must be signed by a principal of the consultant, contractor or Vendor authorized as a signatory of the firm for the purpose of executing Contracts.

The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

Dated: 8/31/15

Signed: 

Print Name: Michael Haberman

Title: President

The term lobbying shall mean any attempt to influence: any determination made by the Nassau County Legislature, or any member thereof, with respect to the introduction, passage, defeat, or substance of any local legislation or resolution; any determination by the County Executive to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the County Legislature; any determination by an elected County official or an officer or employee of the County with respect to the procurement of goods, services or construction, including the preparation of contract specifications, including but not limited to the preparation of requests for proposals, or solicitation, award or administration of a contract or with respect to the solicitation, award or administration of a grant, loan, or agreement involving the disbursement of public monies; any determination made by the County Executive, County Legislature, or by the County of Nassau, its agencies, boards, commissions, department heads or committees, including but not limited to the Open Space and Parks Advisory Committee, the Planning Commission, with respect to the zoning, use, development or improvement of real property subject to County regulation, or any agencies, boards, commissions, department heads or committees with respect to requests for proposals, bidding, procurement or contracting for services for the County; any determination made by an elected county official or an officer or employee of the county with respect to the terms of the acquisition or disposition by the county of any interest in real property, with respect to a license or permit for the use of real property of or by the county, or with respect to a franchise, concession or revocable consent; the proposal, adoption, amendment or rejection by an agency of any rule having the force and effect of law; the decision to hold, timing or outcome of any rate making proceeding before an agency; the agenda or any determination of a board or commission; any determination regarding the calendaring or scope of any legislature oversight hearing; the issuance, repeal, modification or substance of a County Executive Order; or any determination made by an elected county official or an officer or employee of the county to support or oppose any state or federal legislation, rule or regulation, including any determination made to support or oppose that is contingent on any amendment of such legislation, rule or regulation, whether or not such legislation has been formally introduced and whether or not such rule or regulation has been formally proposed.

WILLIAM J. MULLER III
CLERK OF THE LEGISLATURE



PHONE: 516 571-4252

FAX: 516 571-4217

NASSAU COUNTY LEGISLATURE
1650 FRANKLIN AVENUE MINEOLA, NEW YORK 11501

December 8, 2015

Michael Haberman Associates
125 Front Street
Mineola, New York 11501

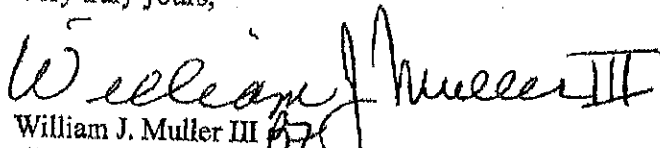
Re: Contract # 15000003 \$1,204,074.00

Dear Mr. Haberman:

Enclosed please find a copy of an executed agreement concerning services rendered for Nassau County Office of Assessment.

This agreement has been approved and is being forwarded to you for your records.

Very truly yours,


William J. Muller III
Clerk of the Nassau County Legislature

WJM/bf