105-26

BRUCE A. BLAKEMAN
County Executive

NASSAU COUNTY
New York

Staff Summary 2026

Date: 05/04/2026	**Legislation Type:** Resolution
Dept: County Executive	**Subject:** Tax Exemption Extension Agreement
Dept Head: Bruce A. Blakeman	
Dept Contact: Arthur T. Walsh	
Dept Head Signature:	

Internal Approvals

County Executive/Deputy:		**County Attorney:**	JA.
Budget:		**Legislative Affairs:**	CCL

Purpose:

To approve a Resolution (Attachment A) authorizing the execution of a Tax Exemption Extension Agreement with Woodbury Cove Redevelopment Company Owners Corporation II (the "Agreement", see Attachment B) pursuant to Article V, Section 125(1)(a-5) of the Private Housing Finance Law (the "PHFL") extending the term of the Tax Exemption Agreement dated December 17, 1998 for a term of twenty-five (25) years commencing January 1, 2026. The Tax Exemption Agreement granted Woodbury Cove Redevelopment Company Owners Corporation II (hereafter "Woodbury Cove II") certain real estate tax exemptions as an inducement for the construction and operation of 32 two-bedroom cooperative apartment units located in two (2) two-story buildings owned by shareholders who are low to moderate income senior citizens aged 62 and older.

Discussion:

Woodbury Cove II is located at 511 Park Avenue, Woodbury, New York and identified as Section 13, Block 118, Lots 7 - 9 on the Nassau County Land and Tax Map (the "Premises"). Woodbury Cove II is a mutual redevelopment company that owns and operates the Premises. The Town of Oyster Bay Housing Authority is the Supervising Agency in accordance with Article V of the PHFL. The Town Board of the Town of Oyster Bay (the "Town") adopted Resolution No. 179-2026 authorizing the acknowledgment and consent of the Town to the Agreement. An extension of the Tax Exemption Agreement is necessary in order to maintain the Premises as an affordable senior citizen cooperative apartment facility.

Impact on Funding:

The tax exemption will be extended at the same rate of exemption for twenty-five years commencing January 1, 2026.

Recommendation:

Approve as submitted.

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE
2026 MAY -6 P 1:06

ATTACHMENT “A”

RESOLUTION NO: - 2026

A RESOLUTION to authorize the execution of a Tax Exemption Extension Agreement between the County of Nassau (the "County") and Woodbury Cove Redevelopment Company Owners Corporation II, a mutual redevelopment company organized pursuant to Article V of the Private Housing Finance Law of New York (hereafter "Woodbury Cove II").

APPROVED AS TO FORM
Assistant County Attorney

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE
2026 MAY -6 P 1:06

WHEREAS, Woodbury Cove II is a mutual redevelopment company organized pursuant to Article V of the New York Private Housing Finance Law (the "PHFL"). Woodbury Cove II owns and operates a low to moderate income senior citizen cooperative apartment development located at 511 Park Avenue, Woodbury, New York identified as Section 13, Block 118, Lots 7 - 9 on the Nassau County Land and Tax Map (the "Premises"); and

WHEREAS, the Premises consists of 32 two-bedroom cooperative apartment units located in two (2) two-story buildings owned by shareholders who are low to moderate income senior citizens aged 62 and older with a community building; and

WHEREAS, Woodbury Cove II and the County entered into a Tax Exemption Agreement dated December 17, 1998 (the "Tax Exemption Agreement") in conjunction with the development of the Premises for Woodbury Cove II as described herein. The Tax Exemption Agreement provided for an exemption from all County, Town, Special

District and School District taxes, other than assessments for local improvements, of one hundred percent (100%) of the value of the land together with the improvements to be constructed thereon which represented an increase over the assessed valuation of the land and improvements at the time of its acquisition by Woodbury Cove II which was $15,360.; and

WHEREAS, the Tax Exemption Agreement expired on December 31, 2025 and Woodbury Cove II has determined that an extension of the Agreement pursuant to Article V, Section 125(1)(a-5) of the PHFL is necessary in order to maintain the Premises as an affordable senior citizen cooperative apartment facility and to provide safe, clean and affordable housing for seniors in Nassau County; and

WHEREAS, Article V, Section 125(1)(a-5) of the New York Private Housing Finance Law provides that "the local legislative body of any municipality within the County of Nassau...... may contract with such mutual redevelopment company to extend such tax exemption for not more than twenty-five additional years at the rate of the tax exemption of such project immediately preceding the termination of the initial twenty-five year period for all of the additional twenty-five year period"; and

WHEREAS, the County acts on behalf of itself, the Town, Special Districts and the School District in assessing real property for the purposes of taxation within the meaning of and in accordance with Section 125(c) and (d) of the PHFL.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATURE OF THE COUNTY OF NASSAU AS FOLLOWS:

RESOLVED, that this Legislature hereby approves and the County Executive be and is hereby authorized to execute the Tax Exemption Extension Agreement on behalf of the County with Woodbury Cove II, a copy of which shall be on file in the Office of the Clerk of the County Legislature of Nassau County, and it is further

RESOLVED, that the County Executive is hereby authorized to execute any and all ancillary documents and to take such other action as is necessary to carry out the purposes of the Tax Exemption Extension Agreement, and it is further

RESOLVED, that it is hereby determined, pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that the proposed action has been determined not to have a significant effect on the environment and that no further review is required, and be it further

RESOLVED, that this Resolution shall take effect immediately

ATTACHMENT “B”

TAX EXEMPTION EXTENSION AGREEMENT

This Extension Agreement made this _____day of __________, 2026, effective as of January 1, 2026 (hereafter this "Agreement") by and among the COUNTY OF NASSAU, a municipal corporation of the State of New York (hereinafter called "County") having its principal office at the County Executive Building, 1550 Franklin Avenue, Mineola, New York, 11501 and WOODBURY COVE REDEVELOPMENT COMPANY OWNERS CORPORATION II, a mutual redevelopment company organized pursuant to Article V of the Private Housing Finance Law of the State of New York, as amended ("the Act"), having its principal office at c/o Total Community Management Corp., 2375 Bedford Avenue, Bellmore, New York 11710 (hereafter referred to as "Woodbury Cove II");

WITNESSETH:

WHEREAS, Woodbury Cove II and the County entered into that certain Tax Exemption Agreement dated December 17, 1998 (the "Tax Exemption Agreement") wherein Woodbury Cove II was granted certain real estate tax exemptions (hereafter the "Tax Exemptions") as an inducement for the construction and operation of 32 two-bedroom cooperative apartment units located in two (2) two story buildings in a garden type complex with a separate community building and on-site parking for low to moderate income senior citizens. The cooperative housing project (the "Project") is located at 511 Park Avenue in Woodbury, Town of Oyster Bay, New York 11797 and is identified as Section 13, Block 118, Lots 7 - 9 on the Nassau County Land and Tax Map (hereafter the "Premises"). A copy of the Tax Exemption Agreement is annexed hereto as Exhibit "A"; and

WHEREAS, the Tax Exemption Agreement expired on December 31, 2025; and

WHEREAS, Woodbury Cove II is not in default, or in receipt of a notice of default, under the Tax Exemption Agreement; and

WHEREAS, the Tax Exemption Agreement granted Woodbury Cove II an exemption from County, Town, Special District and School District taxes, other than assessments for local improvements, of one hundred percent (100%) of the value of the Premises included in the Project, both land and improvements, which represents an increase over the assessed valuation of the Premises, both land and improvements, acquired for the Project at the time of its acquisition by Woodbury Cove II which was set at $15,360. with the exemption to run for a period of twenty-five (25) years; and

WHEREAS, pursuant to Article V, Section 125(1)(a-5) of the Act, the Tax Exemption Agreement may be extended for an additional term not to exceed twenty-five (25) years, at a rate of tax exemption equal to the rate of the Tax Exemption immediately preceding the termination of the initial twenty-five year period for the full twenty-five (25) years of the term as extended hereby; and

WHEREAS, the Town Board of the Town of Oyster Bay (hereafter the "Town") rezoned the Premises to "Golden Age Residence" and set forth maximum income restrictions for

Purchasers of units in the Project as well as an age requirement of 62 years of age or older plus maximum re-sales prices which are subject to adjustment by the Housing Authority of the Town of Oyster Bay (the "Supervising Agency") based upon increases in the CPI Index; and

WHEREAS, an extension of the Tax Exemption Agreement for an additional term of twenty-five (25) years pursuant to Article V, Section 125(1)(a-5) of the Act will allow for the continued operation of the Project with maximum benefit to the senior community residing in the Premises; and

WHEREAS, by Resolution No. 79-2026 adopted March 10, 2026 (attached hereto as Exhibit "B"), the Town authorized and approved the application of Woodbury Cove II to the Nassau County Legislature for the extension of the twenty-five (25) year tax exemption under PHFL section 125 and recommended that the tax exemption extension be granted; and

WHEREAS, an extension of the Tax Exemption is necessary for the continued availability of affordable housing for low to moderate income senior citizens in Nassau County; and

WHEREAS, the Legislature of the County of Nassau, by Resolution adopted ___________, 2026, a copy of which is attached hereto as Exhibit "C", approved and authorized an extension of the Tax Exemption in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. <u>Defined Terms</u>. Capitalized terms used herein but not otherwise defined herein shall have the meanings ascribed to them in the Tax Exemption Agreement.

2. <u>Extension of Term</u>. The Tax Exemption is hereby extended for a period of twenty-five (25) years (the "Extended Term") commencing January 1, 2026 and shall expire on December 31, 2050, or at such time as the Project is no longer operated under the restrictions and purposes set forth in Article V of the Act, unless otherwise terminated as provided by this Agreement or pursuant to applicable law.

3. <u>Exemption</u>. The County hereby extends to Woodbury Cove II or any successor or transferee entity organized pursuant to the Act, an exemption from County, Town and Special District and School taxes (hereafter collectively "taxes") to run for all of the Extended Term at the same rate of exemption that existed immediately preceding the expiration of the initial twenty-five year term of the Tax Exemption Agreement and in accordance with the terms of this Extension Agreement. So long as the Tax Exemption provided for hereunder shall continue in full force and effect, Woodbury Cove II shall, subject to the provisions set forth in sections 4, 5 and 11 of this Agreement, pay each year to the Comptroller of the Town of Oyster Bay, for the benefit of the County, the Town, the School District and Special Districts in which the Property is located, all real property taxes.

4. **Invoicing.** The Town agrees to bill Woodbury Cove II, at the address first written above or such other address as may be provided to the Town in writing, for real property taxes due each year that this Agreement is or remains in effect. Failure of the Town to bill Woodbury Cove II each year does not in any way affect the obligation of Woodbury Cove II to make the tax payments required under this Agreement.

5. **Payment.** The amounts due and payable under this Agreement shall be payable to the Comptroller of the Town of Oyster Bay, 74 Audrey Avenue, Oyster Bay, New York 11797 or at such other address as the Comptroller may notify Woodbury Cove II.

6. **Late Payments.** In addition to any other remedy available to the County at law or in equity, it is understood and agreed that Woodbury Cove II's failure to make tax payments pursuant to this Agreement when said payments shall be due and payable, shall be governed by the same provisions of law as shall apply to any owner or owners of real property who fail to timely make payments of real property taxes.

7. **Allocation by Comptroller**. All tax payments made hereunder shall be allocated by the Town among the affected tax jurisdictions in proportion to the amount of real property and other taxes and assessments that would have been received by each tax jurisdiction had the Premises not been partially exempt. The Town shall forward the allocated amounts from each yearly tax payment to the County, Town and affected School District(s). The amount forwarded to the School District by the Town shall also include the portion allocated to the applicable Library District, which proportional amount is to be forwarded by the School District to the Library District. The amount retained by the Town shall also include the portions allocated to the Special Districts in which the Premises is located, which proportional amounts are to be forwarded by the Town to the respective Special District.

8. Payments Unconditional. Woodbury Cove, by signing below, agrees to make the tax payments regardless of whether any one or more residents of the Premises fails to pay maintenance, rent or similar fees.

9. No Oral Modification. This Agreement may not be orally modified or terminated nor any of its provisions waived, except by an agreement in writing signed by the party against whom enforcement of any modification, termination or waiver is sought.

10. Successors. This Agreement shall be binding upon and inure to the benefit of the parties and each of their respective legal representatives, successors and permitted assigns.

11. Default. In the event that Woodbury Cove II fails to make its tax payments when due in accordance with Section 5 of this Agreement in any given year during the Extended Term (after the expiration of any applicable grace period for the payment of taxes and any applicable notice to cure), or if Woodbury Cove II shall breach any other condition or provision of this Agreement (after the expiration of any applicable grace period for the payment of taxes and any applicable notice to cure), then, in addition to any other remedy available to the County at law or in equity, the Tax Exemption shall be subject to termination and the Premises shall become assessed with full real property taxes without any further exemption, provided that the

County shall have given 30 days' prior written notice to Woodbury Cove II of the default and Woodbury Cove II shall have failed to cure, (a) a default in the payment of taxes within the thirty (30) days provided in the written notice of default, or (b) within 60 days of such notice for a non-tax payment breach of this Agreement. In the event of a dispute as to whether a default has occurred or is capable of being cured, the parties shall submit their dispute to judicial resolution and this Extension Agreement shall remain in effect pending the final resolution of the dispute. If it is finally determined that a default has occurred and it is not cured within 30 days after a judicial order with Notice of Entry, then the County may terminate this Agreement.

12. No Protest or Challenge. So long as the Tax Exemption with respect to the Premises described above remains in effect, neither Woodbury Cove II, nor its successors and/or assigns, nor the individual residents, shall protest, challenge or file a tax certiorari petition with respect to the assessed valuation of the Premises, provided, however, Woodbury Cove II may file challenges at any time within two (2) years prior to the expiration of this Extension Agreement. Except as permitted, neither Woodbury Cove II, nor Woodbury Cove II on behalf of those residing in the units, shall be eligible to receive or file for any other abatement or exemption except for the exemption granted herein for the duration of this Agreement.

13. Ratification. The parties hereby confirm that, except as expressly modified herein, all other terms and conditions of the Tax Exemption Agreement remain in full force and effect, are hereby ratified and confirmed by the parties and are incorporated herein as if set forth in detail, the parties agreeing to continue to be bound by the terms and conditions set forth therein. In the event of any conflict between the terms of this Agreement and the terms of the Tax Exemption Agreement, the terms of this Agreement shall control.

14. Counterparts. This Agreement may be executed in one or more counterparts (each of which shall constitute an original and all of which when taken together shall constitute one and the same instrument) and facsimile and PDF signatures shall be binding with the same force and effect as original signatures.

15. 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 or employee or agent of Woodbury Cove II, 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 Office of the Nassau County Treasurer, to the attention of the County Treasurer at One West Street, Mineola, NY 11501, (ii) if to an Applicable Deputy County Executive ("DCE"), to the attention of the Applicable DCE (whose name Woodbury Cove II shall obtain from the County) at the address specified above for the County, (iii) if to the Comptroller of the Town of Oyster Bay, to the attention of the Comptroller at 74 Audrey Avenue, Oyster Bay, N,Y, 11797, (iv) if to the County Attorney, to the attention of the County Attorney at One West Street, Mineola, NY, 11501, (v) if to Woodbury Cove II, to the attention of the Managing Agent of Woodbury Cove II at the address specified above for Woodbury Cove II, and to Woodbury Cove II's Counsel at the

office of Woodbury Cove II's Counsel, or in each case to such other persons or addresses as shall be designated by written notice.

16. Executory Clause. The County shall have no liability under this Agreement (including any extension or other modification of this Agreement) to Woodbury Cove II or any other person or entity unless (i) all County approvals have been obtained, including approval by the County Legislature, and (ii) this Agreement has been executed by the County Executive or a Deputy County Executive.

17. Modification/Governing Law. This Agreement may be modified only by written instrument duly executed by the parties hereto and shall be construed and interpreted, and may be modified, in accordance with the laws of the State of New York.

18. Assignment. This Agreement may only be assigned, shared or otherwise transferred to an entity formed pursuant to the Act and this Agreement shall not be assigned, shared or otherwise transferred without the prior written consent of the County which shall not be unreasonably withheld, conditioned or delayed. Any purported assignment, sharing or transfer without such consent shall be void ab initio.

19. Severability. If any provision of this Agreement shall for any reason be held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such provision so adjudged invalid, illegal or unenforceable shall be deemed separate, distinct and independent and the remainder of this Agreement shall be and remain in full force and effect and shall not be otherwise affected by such holding or adjudication,

20. Prohibition of Gifts. In accordance with County Executive Order 2-2018, Woodbury Cove II shall not offer, give, or agree to give anything of value to any County employee, agent, consultant, construction manager, or other person or firm representing the County (a "County Representative"), including members of a County Representative's immediate family, in connection with the performance by such County Representative of duties involving transactions with Woodbury Cove II on behalf of the County, whether such duties are related to this Agreement or any other County contract or matter. As used herein, "anything of value" shall include, but not be limited to, meals, holiday gifts, holiday baskets, gift cards, tickets to golf outings, tickets to sporting events, currency of any kind, or any other gifts, gratuities, favorable opportunities or preferences. For purposes of this subsection, an immediate family member shall include a spouse, child, parent, or sibling. Woodbury Cove II shall include the provisions of this subsection in each subcontract entered into under this Agreement.

21. Disclosure of Conflicts of Interest. In accordance with County Executive Order 2-2018, Woodbury Cove II shall disclose as part of its compliance with such Order complete disclosure form(s) reflecting any and all instances where it employs any spouse, child, or parent of a County employee of the agency or department that contracted or procured the goods and/or services described under this Agreement. Woodbury Cove II shall have a continuing obligation, as circumstances arise, to update this disclosure throughout the term of this Agreement.

22. **Accounting Procedures; Records.** Woodbury Cove II 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 an income tax basis of accounting and, if Woodbury Cove II is a non-profit entity, must comply with the accounting guidelines set forth in the applicable provisions of the Code of Federal Regulations, 2 C.F.R. Part 200, as may be amended. Such Records shall at all times be available for audit and inspection by the County Comptroller, the Department, any other governmental authority with jurisdiction over the provision of services or benefits hereunder and/or the payment therefore, and any of their duly designated representatives, upon reasonable notice. The provisions of this Section shall survive the termination of this Agreement.

IN WITNESS WHEREOF, the undersigned have signed and sealed this Agreement all of the date hereinabove set forth.

ATTEST:

____

THE COUNTY OF NASSAU

By: ______________________________
County Executive

ATTEST:

____

WOODBURY COVE REDEVELOPMENT COMPANY OWNERS CORPORATION II

By: ______________________________

ACKNOWLEDGED AND CONSENTED TO:
TOWN OF OYSTER BAY

By:______________________________
Name: Gregory W. Carman, Jr.
Title: Deputy Supervisor

REVIEWED BY
OFFICE OF TOWN ATTORNEY
Domenica Walfe

REVIEWED BY
OFFICE OF TOWN ATTORNEY

22. Accounting Procedures; Records. Woodbury Cove II 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 an income tax basis of accounting and, if Woodbury Cove II is a non-profit entity, must comply with the accounting guidelines set forth in the applicable provisions of the Code of Federal Regulations, 2 C.F.R. Part 200, as may be amended. Such Records shall at all times be available for audit and inspection by the County Comptroller, the Department, any other governmental authority with jurisdiction over the provision of services or benefits hereunder and/or the payment therefore, and any of their duly designated representatives, upon reasonable notice. The provisions of this Section shall survive the termination of this Agreement.

IN WITNESS WHEREOF, the undersigned have signed and sealed this Agreement all of the date hereinabove set forth.

ATTEST:

____

THE COUNTY OF NASSAU

By: ______________________
County Executive

ATTEST:

____

WOODBURY COVE REDEVELOPMENT COMPANY OWNERS CORPORATION II

By: George Zoumut

ACKNOWLEDGED AND CONSENTED TO:
TOWN OF OYSTER BAY

By:______________________
Name:____________________
Title:____________________

State of New York)ss:
County of Nassau)

On the 31st day of March in the year 2026 before me, the undersigned notary public, personally appeared George, [illegible] of Woodbury Cove Redevelopment Company Owners Corporation II, a mutual redevelopment corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

JENNIFER LYNNE ANDERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6058940
Qualified in Suffolk County
My Commission Expires May 21, 2027

State of New York) ss.:
County of Nassau)

On the ____ day of ____________ in the year 2026, before me personally came, ________________ the County Executive/Chief Deputy County Executive of the County of Nassau, the municipal corporation described in and who executed the above instrument; that being duly sworn, he did depose and say that he is the County Executive/Chief Deputy County Executive of Nassau County; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Nassau County Legislature, and that he signed his name thereto by like authority.

Notary Public

State of New York)ss.:
County of Nassau)

On the 17th day of April in the year 2026, before me personally came, Gregory W. Carman, Jr. the Deputy Supervisor of the Town of Oyster Bay, the municipal corporation described in and who executed the above instrument; that he/~~she~~ being duly sworn, did depose and say that he/~~she~~ is the Deputy Supervisor/~~Comptroller~~ of the Town of Oyster Bay; that he/~~she~~ knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Oyster Bay Town Board, and that he/~~she~~ signed his/~~her~~ name thereto by like authority.

E. Smith-Kelly
Notary Public

ERIN SMITH-KELLY
Notary Public, State of New York
No. 01SM4777920
Qualified in Nassau County
Commission Expires September 30, 2026

EXHIBIT "A"

TAX EXEMPTION AGREEMENT

THIS AGREEMENT MADE THIS 17 day of December, 1998, by and between the County of Nassau, a municipal corporation of the State of New York (hereinafter called "County"), having its principal office at the County Executive Building, One West Street, Mineola, New York 11501 and WOODBURY COVE REDEVELOPMENT COMPANY OWNERS CORP. II, a mutual redevelopment company organized pursuant to Article 5 of the Private Housing Finance Law of the State of New York, as amended (hereinafter called "Company"), having its principal office at **12 Morely Court, North Hills, New York .**

WITNESSETH:

WHEREAS, the Town of Oyster Bay (hereinafter called "Town"), is desirous of causing the provision of additional low or moderate income housing for the elderly in the Town; and

WHEREAS, the Company will acquire title to certain property generally located on Jericho Turnpike, 943.39 feet east of Woodbury Road on the South side of the street at Woodbury, New York, in the Town of Oyster Bay (said property being hereinafter called "Property"), and being more fully described in Exhibit "A", attached hereto and made a part hereof, and will be or is engaged in a residential project thereon known as WOODBURY COVE REDEVELOPMENT COMPANY OWNERS CORP. II, (hereinafter called "Housing Project"); and

WHEREAS, in order for the Housing Project to be feasible the Company has applied to the Nassau County Legislature (hereinafter called "Legislature"), for an exemption from all County, Town, Special District, and School District Taxes and any and all other local and municipal taxes other than assessments for local improvements, of (100%) of the value of the property for land only, which is $15,360.00 (assessed value), which amount would be frozen for the next 25 years pursuant to the provisions of the PHFL Section 125. Any and all increases in assessed value attributable to the new construction, would be exempted from taxation pursuant to PHFL Article 5. In addition to the tax bills, the Redevelopment Company will agree to make an annual payment in lieu of taxes (PILOT) (pursuant to a separate agreement between the Town of Oyster Bay and the Housing project) for each unit, which will cover the shortfall or difference between the actual land only tax payments of approximately $308.69 for a two bedroom unit, and the program requirements of the tax payments being $1,395.00 for a two bedroom unit. The PILOT Agreement will be separately administered by the Town and will last as long as the Article 5 Tax Exemption remains in effect. All of the revenues collected pursuant to the PILOT Agreement will be remitted to the School District, Town, and County in the same percentages as established in the combined School District and General Tax bills, pursuant to a separate agreement. The total taxes with the payments pursuant to the PILOT Program, represent an increase over the assessed valuation of the property both land and improvements, acquired for the Housing Project at the time of its acquisition by the Company, pursuant to Section 125 of Article 5 of the Private Housing Finance Law of the State of New York, as amended, upon the terms and conditions provided herein; and

44.310

WHEREAS, the County acts on behalf of itself, the Town, Special Districts and the School District in assessing real property for the purposes of taxation within the meaning of in accordance with Section 125.1c of Article 5 of the Private Housing Finance Law of the State of New York, as amended;

NOW, THEREFORE, it is mutually agreed by and between the parties hereto, as follows:

1. The County hereby grants to the Company or any Successor or Transferee Redevelopment Company, an exemption from all County, Town, Special District and School District Taxes and Assessments for local and municipal taxes other than assessments for local improvements, of (100%) of the value of the improvements included in the Housing Project, which represents an increase over the assessed valuation of the property both land and improvements, acquired for the Housing Project at the time of its acquisition by the Company, such tax exemption to operate for a period of 25 years commencing from the date on which the benefits of such exemption first become available and effective (i.e. the next taxable status date of January 1st, 2000, which shall be effective for 2000-2001 School tax year and the 2001 general tax year).

E Verator

2. So long as the exemption provided for hereunder shall continue in force and effect, the Company shall pay to the Comptroller of the Town for the benefit of the County, Town, Special Districts and the School District and taxes for the property, the amount of which shall be determined and fixed on the basis of the vacant land county assessed valuation of the property at the time of its acquisition by the Company and the difference between the actual land only tax payments and the tax payments required pursuant to the program.

P.I.L.T

3. It is understood and agreed that the present land only assessed valuation of the property is $15,360.00 for Section: 13 Block: 118 Lots: 7-9. Therefore, any increase in

the assessed valuation of the property for vacant land over $15,360.00 shall be exempt from County, Town, Special District and School District taxes and any and all other local and municipal taxes for a period of 25 years commencing January 1st, 2000, and the Company shall pay taxes as provided in Section 2 hereof on the basis of the $15,360.00 assessment; provided, that the Company acquire title to the property on or before December 31st, 1998, and its private plan has been completely approved pursuant to Article 5 of the Private Housing Finance Law of the State of New York as Amended on or before December 31st, 1998.

4. The "Company", its heirs, successors and assigns, covenants and agrees not to, for the period the exemption runs, make application for a tax certiorari proceeding or any senior citizen's or veteran's exemptions.

IN WITNESS WHEREOF , the parties hereto have executed this agreement as of the 17 of December, 1998.

COUNTY OF NASSAU

BY: ______________________
Deputy County Executive

WOODBURY COVE REDEVELOPMENT
COMPANY OWNERS CORP. II

BY: ______________________
Robert Havasy, President

APPROVED
DEPARTMENT OF ASSESSMENTS

BY: Anton M Cavell

COMPTROLLER

BY: Frederick H Park

FORM APPROVED

BY: [illegible]
Deputy County Attorney

desktop:clients:woodbury covell:Tax Exemption Agreement

EXHIBIT "A"

ALL that certain piece or parcel of land situate, lying and being at Woodbury, County of Nassau, State of New York being bounded and described as follows:

BEGINNING at a point lying in the southerly side of Jericho Turnpike, Distant 943.39 feet Easterly from the corner formed by the intersection of the Southerly side of Jericho Turnpike with the Easterly side of Woodbury Road;

RUNNING THENCE from this point of BEGINNING North 77 - 44' - 50" East along the Southerly side of Jericho Turnpike, 82.75 feet;

THENCE the following four courses and distances along the Easterly, Southerly and Westerly boundaries of the Map of Woodbury Cove Cooperative Section 2:

1) South 01 - 15' - 30" East, 475.32';
2) South 84 52' - 30" West, 97.14';
3) North 01 - 15' 30" West, 421.18';
4) North 18 - 00' - 00" East, 47.57';

To the Southerly side of Jericho Turnpike and the point of place of BEGINNING.

Section 13 Block 80 Lots 29

Woodbury Cove Redevelopment Company Owners Corp. II

Thirty-Two (32) apartments, located in two (2) buildings.

- 16 – First Floor Units – 1,000 S.F.
    - 2 Bedrooms.

- 16 – Second Floor Units – 1,060 S.F.
    - 2 Bedrooms.

Recreational facilities consist of a community building which includes a meeting area, kitchen, multi-purpose room, and men's and women's toilet.

Property Description

ALL that certain piece or parcel of land situate, lying and being at Woodbury, County of Nassau, State of New York being bounded and described as follows:

BEGINNING at a point lying in the southerly side of Jericho Turnpike, Distant 943.39 feet Easterly from the comer formed by the intersection of the Southerly side of Jericho Turnpike with the Easterly side of Woodbury Road;

RUNNING THENCE from this point of BEGINNING North 77 - 44' - 50" East along the Southerly side of Jericho Turnpike, 82.75 feet;

THENCE the following four courses and distances along the Easterly, Southerly and Westerly boundaries of the Map of Woodbury Cove Cooperative Section 2:

12) South 01 - 15' - 30" East, 475.32';
13) South 84 52' - 30" West, 97.14';
14) North 01 - 15' 30" West, 421.18';
15) North 18 - 00' - 00" East, 47.57';

To the Southerly side of Jericho Turnpike and the point of place of BEGINNING.
Section 13 Block 80 Lots 29

EXHIBIT "B"

Meeting of March 10, 2026 Resolution No.179-2026

WHEREAS, Woodbury Cove Redevelopment Company Owners Corporation II ("Woodbury Cove") is a cooperative housing corporation which owns the land and buildings in the community known as Woodbury Cove II located at 511 Park Avenue, Woodbury, Town of Oyster Bay, New York 11797 and consisting of two (2) two-story buildings containing 32 two-bedroom cooperative apartment units and a community center for occupancy by low to moderate income senior citizens age 62 years of age or older ("Premises"); and

WHEREAS, Frank M. Scalera, Town Attorney, and Anthony C. Curcio, Deputy Town Attorney, by memorandum dated February 27, 2026, advised that effective August 28, 2024, New York State Housing Finance Law (PHFL) Section 125(1)(a) was amended by adding thereto subparagraph (1)(a-5) which states as follows: *"Any inconsistent provision of law notwithstanding, including but not limited to any limitation in paragraph (a) of this subdivision, the local legislative body of any municipality within the County of Nassau, with respect to a project either: (i) acquired by a mutual redevelopment company pursuant to section one hundred twenty-six of this article; or (ii) owned and continuing to be owned by a mutual redevelopment company where there is a restriction that said housing must be occupied by seniors with a minimum age of fifty-five as a condition to any restrictive covenants of said mutual redevelopment company, which would require substantial increases in carrying or maintenance charges after the initial period of tax exemption is ended or is going to require increases in the carrying or maintenance charges during any such extended tax exemption pursuant to a present extension agreement due to the reduction or elimination of the tax exemption provided to the project immediately preceding the termination of the initial twenty-five year period, unless relief is provided, may contract with such mutual redevelopment company to: (i) extend such tax exemption for not more than twenty-five additional years at the rate of the tax exemption of such project immediately preceding the termination of the initial twenty-five year period for all of the additional twenty-five year period; or (ii) modify an existing extended tax exemption to provide for such an extension"*; and

Reviewed By
Office of Town Attorney

WHEREAS, Attorney Scalera and Attorney Curcio, by said memorandum, further advised that the amendment of the Extension Agreement in accordance with PHFL Section 125(1)(a-5) and in the manner set forth in the Amendment to Tax Exemption Extension Agreement annexed hereto as Exhibit "A" ("Extension Agreement") will allow for the continued operation of the Premises with maximum benefit to the senior community residing in the Premises; and

WHEREAS, Attorney Scalera and Attorney Curcio, by said memorandum, requested and recommended that the Town Board authorize the Supervisor or his designee to acknowledge and consent to the Extension Agreement as the Town of Oyster Bay has been requested by the County of Nassau and Woodbury Cove Redevelopment Company Owners Corporation II to provide its acknowledgement and consent to said amendment, NOW, THEREFORE, BE IT RESOLVED, That the recommendation and request as hereinabove set forth are hereby accepted and approved, and the Supervisor or his designee are hereby authorized to acknowledge and consent to the Extension Agreement.

-#-

The foregoing resolution was declared adopted after a poll of the members of the Board; the vote being recorded as follows:

Supervisor Saladino	Aye
Councilman Imbroto	Aye
Councilman Hand	Aye
Councilman Labriola	Aye
Councilwoman Maier	Aye
Councilwoman Walsh	Aye
Councilman Monteleone	Aye

EXHIBIT "C"

DISCLOSURES

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?

None

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.

Vendor: Woodbury Cove Redevelopment Company Owners Corp. II

Dated: 3/31/2026

Signed: [signature]

Print Name: George Zammit

Title: President

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 George Zammit
   Date of birth [redacted]
   Home address [redacted]
   City/state/zip [redacted]
   Business address c/o Total Community Management Corp. 2375 Bedford Avenue
   City/state/zip Bellmore, NY 11710
   Telephone 718-631-7108
   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 11/25/26 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?
   YES ___ NO X 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? 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, George Zammit, 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 31st day of March 20 26

Jennifer Lynne Anderson
Notary Public

JENNIFER LYNNE ANDERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6058940
Qualified in Suffolk County
My Commission Expires: May 21, 2027

Woodbury Cove Redevelopment Company Owners Corp. II
Name of submitting business

George Zammit
Print name

George Zammit
Signature

President
Title

3 / 31 / 2026
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: 3/31/2026

1) Proposer's Legal Name: Woodbury Cove Redevelopment Company Owners Corp. II

2) Address of Place of Business: c/o Total Community Management Corp,.
2375 Bedford Avenue, Bellmore, New York 11710

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

3) Mailing Address (if different):

Phone : 516-826-9700 ext. 271

Does the business own or rent its facilities? Own

4) Dun and Bradstreet number: None

5) Federal I.D. Number: 11-3513727

6) The proposer is a (check one): ___ Sole Proprietorship ___ Partnership ___ Corporation X 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 X 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 X 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 X ; 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 X 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.

None 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.

None, 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.

No procedures presently exist. The cooperative corporation will advise its officers and shareholders of the Nassau County conflict of interest policies.

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 **MUST** 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 None

Contact Person

Address

City/State

Telephone

Fax #

E-Mail Address

Company ____

Contact Person ____

Address ____

City/State ____

Telephone ____

Fax # ____

E-Mail Address ____

Company ____

Contact Person ____

Address ____

City/State ____

Telephone ____

Fax # ____

E-Mail Address ____

Rev. 3-2016

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, George Zammit, 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 31st day of March 2026

Jennifer Lynne Anderson
Notary Public

JENNIFER LYNNE ANDERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6058940
Qualified in Suffolk County
My Commission Expires: May 21, 2027

Name of submitting business: Woodbury Cove Redevelopment Company Owners Corp. II

By: George Zammit
Print name

George Zammit
Signature

President
Title

3// 31/ 2026
Date

COUNTY OF NASSAU

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

1. Name of the Entity: Woodbury Cove Redevelopment Company Owners Corp. II

Address: c/o Total Community Management Corp., 2375 Bedford Avenue

City, State and Zip Code: Bellmore, New York 11710

2. Entity's Vendor Identification Number: None

3. Type of Business: ____Public Corp ____Partnership ____Joint Venture

____Ltd. Liability Co ____Closely Held Corp X 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):

See attached Board List

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.

See attached Rent Roll for Co-op Shareholders

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: 3/31/2026 Signed: George Zammit

Print Name: George Zammit

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.

Woodbury Cove Redevelopment Company Owners Corp. II – Board of Directors

Section II					
Robert Holtz		**714**	[redacted]		
Janet Stearns		**715**	[redacted]		
Joseph Miecuna		**703**	[redacted]		[redacted]
George Zammit	**President**	**611**	[redacted]		[redacted]
VACANT					

Building WY2
WOODBURY COVE CO II

WOODBURY COVE REDEVELOPMT CO II
Mailing Address Report

Printed 4/1/2026
Menu ID MAR2

Unit Number	Name	Mailing Address
601	SPINNER FAMILY IRREVOCABLE TRUST	SPINNER FAMILY IRREVOCABLE TRUST 601 Park Avenue Woodbury, NY 11797
602	LAUTERBACH, MAUREEN K.	MAUREEN K. LAUTERBACH 602 Park Avenue Woodbury, NY 11797
603	MUHLBAUM-LEEDS, NORA	NORA MUHLBAUM-LEEDS 603 Park Avenue Woodbury, NY 11797
604	AMES, JANE	JANE AMES 604 Park Avenue Woodbury, NY 11797
605	Kornspan Irr Trust, Joan	Joan Kornspan Irr Trust 605 Park Avenue Woodbury, NY 11797
606	RIZZUTO, ANTHONY & CAROL	ANTHONY & CAROL RIZZUTO 606 Park Avenue Woodbury, NY 11797
607	VELLA, FRANCIS V.	FRANCIS V. VELLA 607 Park Avenue Woodbury, NY 11797
608	Sutton, Paul & Theresa	Paul & Theresa Sutton 608 Park Avenue Woodbury, NY 11797
609	KOULETTAS, NICK & CHRISTOS	NICK & CHRISTOS KOULETTAS 609 Park Avenue Woodbury, NY 11797

Building WY2
WOODBURY COVE CO II

WOODBURY COVE REDEVELOPMT CO II
Mailing Address Report

Printed 4/1/2026
Menu ID MAR2

Unit Number	Name	Mailing Address
610	Kim, KI S & Eun S	KI S & Eun S Kim 610 Park Avenue Woodbury, NY 11797
611	ZAMMIT FAM. IRR. TRUST	ZAMMIT FAM. IRR. TRUST 611 Park Avenue Woodbury, NY 11797
612	BASILE, PATRICIA	PATRICIA BASILE 612 Park Avenue Woodbury, NY 11797
613	HARTNETT, MAUREEN	MAUREEN HARTNETT 613 Park Avenue Woodbury, NY 11797
614	RUBINO, DEBORAH & RANDY	DEBORAH & RANDY RUBINO 614 Park Avenue Woodbury, NY 11797
615	Harvey IRR Trust, Elaine	Elaine Harvey IRR Trust 615 Park Avenue Woodbury, NY 11797
616	TRIANTAFILLOU, NORMA	NORMA TRIANTAFILLOU 616 Park Avenue Woodbury, NY 11797
701	WU, TE WANG	TE WANG WU 701 Park Avenue Woodbury, NY 11797
702	ROBERT & NANCY YOUNG	ROBERT & NANCY YOUNG 702 Park Avenue Woodbury, NY 11797

Building WY2
WOODBURY COVE CO II

WOODBURY COVE REDEVELOPMT CO II

Mailing Address Report

Printed 4/1/2026
Menu ID MAR2

Unit Number	Name	Mailing Address
703	MIECUNA, JOSEPH & JOSEPHINE	JOSEPH & JOSEPHINE MIECUNA 703 Park Avenue Woodbury, NY 11797
704	Ferrentino, Constance & Neil	Constance & Neil Ferrentino 704 Park Avenue Woodbury, NY 11797
705	KIM, JUNG HI	JUNG HI KIM 705 Park Avenue Woodbury, NY 11797
706	PARK, JUN HEE	JUN HEE PARK 706 Park Avenue Woodbury, NY 11797
707	Poulos, Dimitra	Dimitra Poulos 707 Park Avenue Woodbury, NY 11797
708	YOO, JANG HEE	JANG HEE YOO 708 Park Avenue Woodbury, NY 11797
709	Rosselli, Calogero & Maria	Calogero & Maria Rosselli 709 Park Avenue Woodbury, NY 11797
710	Abe, Lynne P	Lynne P Abe 710 Park Avenue Woodbury, NY 11797
711	Catherine Boisits Family Trust	Catherine Boisits Family Trust 711 Park Avenue Woodbury, NY 11797

Building WY2
WOODBURY COVE CO II

WOODBURY COVE REDEVELOPMT CO II

Mailing Address Report

Printed 4/1/2026
Menu ID MAR2

Unit Number	Name	Mailing Address
712	Salemi, Anthony & Margaret	Anthony & Margaret Salemi 712 Park Avenue Woodbury, NY 11797
713	Von Burg, Frederick & Loretta	Frederick & Loretta Von Burg 713 Park Avenue Woodbury, NY 11797
714	Holtz IRR TRUST	Holtz IRR TRUST 714 Park Avenue Woodbury, NY 11797
715	STEARNS, WILLIAM & JANET	WILLIAM & JANET STEARNS 715 Park Avenue Woodbury, NY 11797
716	PLACE, LORRAINE	LORRAINE PLACE 716 Park Avenue Woodbury, NY 11797