

MAURICE CHALMERS
DIRECTOR
OFFICE OF LEGISLATIVE
BUDGET REVIEW



NASSAU COUNTY LEGISLATURE
1550 FRANKLIN AVENUE, ROOM 126
MINEOLA, NEW YORK 11501
(516) 571-6292

Inter-Departmental Memo

To: Hon. Norma Gonsalves, Presiding Officer
Hon. Kevan Abrahams, Minority Leader
All Members of the Nassau County Legislature

From: Maurice Chalmers, Director
Office of Legislative Budget Review

A handwritten signature in blue ink, appearing to be "MC", enclosed in a blue circular scribble.

Date: June 17, 2016

Re: Clerk Items 190-16 & 227-16

Attached are copies of Fiscal Impact Statements for Clerk Items 190-16, and 227-16 which will be on the Legislative Calendar for the June 20 hearing.

- 190-16: A Local Law to amend the Nassau County Administrative Code in relation to the lease of Real Property.
- 227-16: A Local Law to add to the official website of Nassau County information and resources for individuals affected by identity theft.



**THE NASSAU COUNTY LEGISLATURE
OFFICE OF LEGISLATIVE BUDGET REVIEW
MAURICE CHALMERS, DIRECTOR
FISCAL IMPACT STATEMENT**

TITLE:

A Local Law to amend the Nassau County Administrative Code, in relation to the lease of real property.

SUMMARY OF LEGISLATION:

New York State allows the County to lease property for renewable terms of up to five years, unless the County enacts local legislation allowing for longer terms. The proposed local law would authorize the County to enter into a property lease for a term longer than five years.

EFFECTIVE DATE:

This local law will take effect immediately and shall expire on December 31, 2016.

ECONOMIC IMPACT:

The proposed law is not expected to have an economic impact on the local economy.

FISCAL IMPACT:

Real Estate Services, within the Department of Public Works, retained the services of CBRE, Inc. a commercial real estate company to review and renegotiate the County lease of 60 Charles Lindbergh Boulevard where the Departments of Social Services and Human Services are currently housed. The actual lease which works is in tandem with this local law is item 191-16. CBRE, Inc. has estimated that renewing the lease through 2036, prior to its current expiration date of 2021, would yield aggregate savings of \$8.5 million with a Net Present Value (NPV) savings of \$10.5 million.

The renegotiated lease is structured to include the majority of the savings within the first two years, balanced with increased costs in the out years; hence front loading the savings.

OLBR compared the proposed amendment to the original lease and devised two scenarios, both of which result in NPV savings but differ in the aggregate costs:

- First, using the methodology described by CBRE, Inc. as industry standard practice and factoring all the anticipated savings, the lease results in a \$2.1 million aggregate savings which represents a \$6.6 million NPV savings over the 20 years.
- Second, from a more conservative perspective, OLBR finds that during the 20 year renewal term only factoring in the abatement, capital cash, and loan forgiveness, which

can be classified as hard savings, the County will pay \$1.1 million more in aggregate costs which equates to a \$3.8 million NPV savings.

SOURCES OF INFORMATION:

Office of the County Attorney

PREPARED BY:

Linda Guerreiro, Legislative Budget Analyst

Deirdre Calley, Assistant Director

Helen Carlson, Deputy Director



CLERK ITEM 227-16
THE NASSAU COUNTY LEGISLATURE
OFFICE OF LEGISLATIVE BUDGET REVIEW
MAURICE CHALMERS, DIRECTOR
FISCAL IMPACT STATEMENT

TITLE:

A local law to add to the official website of Nassau County information and resources for individuals affected by identity theft.

SUMMARY OF LEGISLATION: The intent of this local law is to add links to the official website of Nassau County directing the user to governmental agencies that offer resources for identity theft. These webpages contain information and resources regarding identity theft that are prepared and maintained by the Federal Trade Commission, Department of Justice, Federal Bureau of Investigation, United States Postal Inspection Service, Internal Revenue Service, New York State Attorney General's Office and the credit reporting agencies Equifax, TransUnion and Experian.

The local law will also add a portal to the Nassau County Police Department detailing what information is required, whom to contact and how a police report may be obtained in the event of an identity theft. A police report is a required element of an Identity Theft Report under the Fair Credit Reporting Act and provides substantial legal protections to identity theft victims.

EFFECTIVE DATE:

This local law would take effect July 15, 2016.

ECONOMIC IMPACT:

The proposed law is not expected to have an economic impact on the local economy.

FISCAL IMPACT:

The main objective of this proposed local law is to serve as an important informational resource to victims of identity theft. It is estimated that the cost to the County would be roughly eight to ten hours of labor to develop the links to the website. The work would be done in-house by current on-board staff and therefore, the cost will be absorbed within the current County budget.

SOURCES OF INFORMATION:

Nassau County Police Department

PREPARED BY:

Connie Tucker, Legislative Budget Analyst