

Nassau County Local Economic Assistance Corporation (“NCLEAC”)

Agenda

September 24, 2026 at 6:00 p.m.

- I. Board Roll Call/Call to Order
- II. Chair Report
- III. CEO Report
- IV. Public Comment Period
- V. Existing Business and Discussion
 - A. Approval Resolutions
 - i. NONE
 - B. Preliminary Resolutions
 - i. NONE
 - C. Discussion
 - i. NONE
 - D. Consent Resolutions
 - i. NONE
- VI. New Business
 - A. Preliminary Resolution
 - i. NONE
- VII. Committee Reports
- VIII. Other Business
 - A. Minutes
 - i. Approval of June 25, 2026 Minutes

B. Other Resolutions

i. FY2027 Proposed Budget Resolution

IX. Bills and Communications

X. Treasurer's Report

XI. Announcements

XII. Adjournment

NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION

AUDIT COMMITTEE AGENDA

September 24, 2026 at 6:00 p.m.

- I. Roll Call
- II. Business and Discussion
 - a. Recommendation of proposed preliminary budget for employee compensation FY 2027
 - b. Approval of March 31, 2026 Audit Committee Meeting Minutes
- III. Adjournment

Audit Committee
Members:

William Rockensies, Chair
John Coumatos
Ryan Sakowich

NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION

FINANCE COMMITTEE AGENDA

September 24, 2026 at 6:00 p.m.

- I. Roll Call
- II. Business and Discussion
 - a. Recommendation of proposed preliminary budget for FY 2027
 - b. Approval of June 25, 2026 Finance Committee Meeting Minutes
- III. Adjournment

Finance Committee
Members:

Reginald Spinello, Chair
Joseph Manzella
Ryan Sakowich

NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION

GOVERNANCE COMMITTEE AGENDA

September 24, 2026 at 6:00 p.m.

- I. Roll Call
- II. Business and Discussion
 - a. Recommendation of proposed budget for executive compensation FY 2027
 - b. Approval of March 31, 2026 Governance Committee Meeting Minutes
- III. Adjournment

**Governance Committee
Members:**

William Rockensies, Chair
Marco Troiano
Ryan Sakowich

**NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION
AUDIT COMMITTEE**

March 31, 2026 Meeting

MINUTES

(Meeting convened by the Chair at 6:00 p.m. at 1550 Franklin Avenue, Legislative Chambers, Mineola, New York)

Roll Call

Raymond Pinto	Chair	Present
John Coumatos		Present
William Rockensies		Present

Others Present: Sheldon L. Shrenkel
 Anne LaMorte
 Paul V. O'Brien

Prior notice of the meeting was given in accordance with the by-laws, the committee charter and applicable law.

FY2025 Audited Financial Statements

The Chair called upon EFPR Group CPAs, LLP, the Corporation's independent audit firm, to report on the FY2025 audited financial statements. David Greck reported that they had no difficulties with management and found no misstatements in the reports and materials from the Corporation. Mr. Greck reported that his firm will be issuing a "clean" unmodified opinion for FY2025 with respect to the Corporation's financials and schedule of investments. In addition, he stated that no material deficiencies were found with respect to the Corporation's system of internal controls.

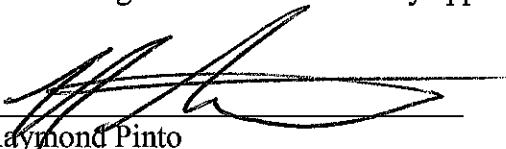
Recommendation made by J. Coumatos, seconded by W. Rockensies, to approve the FY2025 audited financial statements and recommending that the board of directors approve same. Recommendation was unanimously approved.

October 30, 2025 Minutes

The Chair asked if any members had any questions or comments with respect to the minutes. There were none.

Motion made by W. Rockensies, seconded by J. Coumatos, to approve the Committee's October 30, 2025 meeting minutes. Motion was unanimously approved.

(Motion to adjourn was made by W. Rockensies, seconded by J. Coumatos, to adjourn the meeting. Motion unanimously approved at 6:09 p.m.)



Raymond Pinto
Chair

**NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION
FINANCE COMMITTEE**

June 25, 2026 Meeting

MINUTES

(Meeting convened by Acting Chair Joseph Manzella at 6:05 p.m. at 1550 Franklin Avenue, Legislative Chambers, Mineola, New York)

Roll Call

Reginald Spinello	Chair	Not Present
Ryan Sakowich		Present
Joseph Manzella		Present

Others Present:

Sheldon L. Shrenkel
Anne LaMorte
Paul V. O'Brien
Milan Tyler
Anthony Marano

Prior notice of the meeting was given in accordance with the by-laws, the committee charter and applicable law.

St. Michael's Home

Acting Chair Manzella invited William Cornachio of Rivkin Radler to make a statement. Mr. Coumatos updated the committee as to the status of the project and stated they are now seeking final approval for the issuance of the bonds.

Acting Chair Manzella invited Bond Counsel Milan Tyler to describe the proposed resolutions. Mr. Tyler stated that before the board is a SEQRA resolution and a final bond resolution to approve the issuance of up to \$31,500,000 of bonds and the granting of an exemption from mortgage recording tax.

*Recommendation made by R. Sakowich, seconded by J. Manzella, recommending that the board of directors approve the proposed resolutions for the bond financing.
Recommendation was unanimously approved.*

March 31, 2026 Minutes

The Acting Chair asked if any members had any questions or comments with respect to the minutes. There were none.

Motion made by R. Sakowich, seconded by J. Manzella, to approve the Committee's March 31, 2026 meeting minutes. Motion was unanimously approved.

(Motion to adjourn was made by R. Sakowich, seconded by J. Manzella, to adjourn the meeting. Motion unanimously approved at 6:15 p.m.)

Joseph Manzella
Acting Chair

**NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION
GOVERNANCE COMMITTEE**

March 31, 2026 Meeting

MINUTES

(Meeting convened by the Chair at 6:12 p.m. at 1550 Franklin Avenue, Legislative Chambers, Mineola, New York)

Roll Call

William Rockensies	Chair	Present
Raymond Pinto		Present
Marco Troiano		Present

Others Present: Sheldon L. Shrenkel
 Anne LaMorte
 Paul V. O'Brien

Prior notice of the meeting was given in accordance with the by-laws, the committee charter and applicable law.

Recommendation Regarding FY2026 Policies & Procedures

Counsel O'Brien explained that the Corporation is required to evaluate and re-adopt certain policies and procedures pursuant to the Accountability Act and that traditionally the Corporation reviews, amends, adopts and/or re-adopts, as applicable, all of its policies and procedures on an annual basis. He stated that the Committee has been provided with drafts of policies that are within its mandate pursuant to the By-Laws and the Charter of the Committee. The requested recommendation would also include the adoption of the 2025 measurements report and O&A.

Recommendation made by W. Rockensies, seconded by R. Pinto, to recommend approval of the foregoing. Recommendation was unanimously approved.

Approval of October 30, 2025 Minutes

The Chair asked if any members of the Committee had any questions or comments relating to the meeting minutes. There were none.

Motion made by W. Rockensies, seconded by R. Pinto, to approve the minutes of the Committee's October 30, 2025 meeting. Motion was unanimously approved.

(Motion to adjourn was made by W. Rockensies, seconded by R. Pinto, to adjourn the meeting. Motion unanimously approved at 6:14 p.m.)

A handwritten signature in black ink, appearing to read 'Will Rockensies', written over a horizontal line.

William Rockensies
Chair

Nassau County Local Economic Assistance Corporation (the “Corporation”)
Board Meeting Minutes
June 25, 2026
6:01 PM

Pledge of Allegiance led by Director Raymond Pinto at the invitation of Acting Chair John Coumatos.

I. Board Roll Call

William Rockensies	Not Present
John Coumatos	Present
Reginald Spinello	Not Present
Raymond Pinto	Present
Marco Troiano	Not Present
Joseph Manzella	Present
Ryan Sakowich	Present

John Coumatos was Acting Chair for this meeting.

Others Present:

Sheldon L. Shrenkel	Chief Executive Officer
Anne LaMorte	Chief Financial Officer
Anthony Marano	General Counsel
Paul O’Brien	Bond/Transactional Counsel
Andrew Komaromi	Bond/Transactional Counsel

II. Chair Report

Acting Chair Coumatos had no report to make at this meeting.

III. CEO Report

CEO Shrenkel had no report to make at this meeting.

IV. Public Comment Period

None

CEO Sheldon Shrenkel asked the Acting Chair to suspend the normal order of business and to consider a governance resolution first.

V. Other Business

A. Other Resolutions

i. Governance Resolution (Appointments)

Acting Chair Coumatos asked Bond Counsel Paul O'Brien to explain the proposed resolution. Mr. O'Brien stated that a number of committee positions and one committee chair need to be filled as do board officer positions.

Motion made by Director J. Manzella to approve the proposed preliminary inducement resolution. Director R. Pinto seconded the motion. The motion was approved unanimously (Resolution No. 2026-05).

Acting Chair Coumatos suspended the board meeting at 6:05pm to go into Committee session.

Acting Chair Coumatos reconvened the board meeting at 6:09pm.

VI. Existing Business and Discussion

A. Approval Resolutions

i. St. Michael's Home Inc.

- a. SEQRA Resolution
- b. Bond Resolution

Acting Chair Coumatos asked if any directors or any members of the public have any questions or comments. There were none.

Acting Chair Coumatos invited Bond Counsel to describe the proposed resolutions. Mr. O'Brien explained that before the board is a SEQRA Resolution and a Bond Resolution.

Motion made by Director R. Sakowich to approve the proposed SEQRA Resolution and Bond Resolution. Director R. Pinto seconded the motion. The motion was approved unanimously (Resolution Nos. 2026-06 and 2026-07).

B. Preliminary Resolutions

None

B. Discussion

None

C. Consent Resolutions

None

VII. New Business

A. Preliminary Resolutions

None

VIII. Committee Reports

None

IX. Other Business

A. Minutes

i. Approval of May 28, 2026 Meeting Minutes

Director R. Pinto moved to approve the draft May 28, 2026 meeting minutes. Director J. Manzella seconded the motion. The motion was approved unanimously.

B. Other Resolutions

None

X. Bills & Communications

None

XI. Treasurer's Report

The Acting Chair called upon CEO Sheldon Shrenkel to give financial report for May 2026.

XII. Announcements

None

XIII. Adjournment

A motion to adjourn the board meeting was made by Director J. Manzella, which was seconded by Director R. Pinto. The motion was approved unanimously. The meeting ended at 6:15 pm.

[For additional information, please see a recording of the June 25, 2026 meeting of the board of the Nassau County Local Economic Assistance Corporation found at:
<https://www.youtube.com/watch?v=I8N0g2XolsQ>]

John Coumatos
Acting Chair

Joseph Manzella
Secretary

-END-

FY2027 Proposed Budget Resolution

A regular meeting of the Nassau County Local Economic Assistance Corporation (the “Corporation”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on September 24, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following directors of the Corporation were:

PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Asst. Treasurer
Joseph Manzella	Secretary
Ryan Sakowich	Asst. Secretary
Reginald A. Spinello	Director
Marco Troiano	Director

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer
Anne LaMorte	Chief Financial Officer
Anthony Marano	General Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-__

RESOLUTION OF THE NASSAU COUNTY LOCAL
ECONOMIC ASSISTANCE CORPORATION APPROVING A
PROPOSED BUDGET FOR THE 2027 FISCAL YEAR AND
OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Section 1411 of the Not-For-Profit Corporation Law, as amended (the “Act”), has been heretofore enacted by the Legislature of the State of New York for the purposes, among others, of providing for the creation of local development corporations in the State of New York for the exclusively charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry to the community or area or by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, the Nassau County Legislature (the “County Legislature”) authorized the formation of the Nassau County Local Economic Assistance Corporation (the “Corporation”) under the Act pursuant to Resolution No. 255-2010 adopted by the County Legislature on September 20, 2010 and approved by the County Executive of Nassau County on September 21, 2010; and

WHEREAS, pursuant to such authorization of the County Legislature, the Corporation has been incorporated under said Act by the filing of its Certificate of Incorporation with the Office of the Secretary of State of the State of New York on November 30, 2010; and

WHEREAS, the board of directors of the Corporation desire to adopt a proposed budget for the Corporation’s operations for the fiscal year commencing January 1, 2027 (“FY2027”) and to make such proposed budget available for public inspection and comment and to mail or deliver copies thereof to the chief executive officer and the governing body of the municipality for whose benefit the Corporation is established; and

WHEREAS, the Public Authorities Accountability Act of 2005 (the “PAAA”) and the Public Authorities Reform Act of 2009 (the “Reform Act”) require the Corporation to make certain disclosures of its budget; and

WHEREAS, the Chief Executive Officer and the Chief Financial Officer of the Corporation have prepared a proposed budget for FY2027; and

WHEREAS, the Corporation desires to approve said proposed budget for FY2027, subject to the requirements of the PAAA and the Reform Act;

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION, AS FOLLOWS:

Section 1. The proposed budget for FY2027, in the form annexed hereto as Exhibit A (the “Proposed Budget”), is hereby approved by the Corporation, subject to the requirements of the PAAA and the Reform Act.

Section 2. The Chief Executive Officer is hereby directed to cause copies of the Proposed Budget (i) to be mailed to the County Executive of Nassau County, New York, as chief executive officer of said municipality, and to the Nassau County Legislature, as governing body of said municipality, (ii) to be made available for public inspection and comment, including, without limitation, by posting same on the Corporation’s website, if possible, and (iii) to be filed with the County Clerk of Nassau County, New York. The Chief Executive Officer is hereby further directed to comply with the PAAA and the Reform Act, by making the disclosures of the Proposed Budget in accordance with the requirements of the PAAA and the Reform Act.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly _____.

STATE OF NEW YORK

) SS.:

COUNTY OF NASSAU

We, the undersigned [Vice] Chair and [Assistant] Secretary of the Nassau County Local Economic Assistance Corporation (the "Corporation"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the board of directors of the Corporation, including the Resolution contained therein, held on September 24, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all directors of the Corporation had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of the Corporation present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Corporation this ____ day of September, 2026.

[Assistant] Secretary

[Vice] Chair

(SEAL)

EXHIBIT A

FY 2027 PROPOSED BUDGET

See Attached