



## **Nassau Coliseum Development District Planning Study & Public-Private Incentive Analysis**

*Long Island, New York*

Mr. Hunden worked for the Office of Legislative Budget Review to conduct due diligence on all potential land uses surrounding the Nassau Coliseum as part of a major redevelopment district. Hunden reviewed proposals received from multiple developers for the redevelopment of 77 suburban Long Island acres surrounding the Nassau Coliseum – then home of the New York Islanders NHL team. The aging facility was in dire need of repair and redevelopment was necessary to remain competitive and financially viable. The County determined that a long-term lease of (and development on) the land and Coliseum would be made available through a competitive developer process. The OLBR was most concerned about the long-term fiscal impact of the proposals on the County.

Mr. Hunden analyzed all real estate uses, reviewed the proposals, interviewed developers, and worked with multiple consulting and public organizations throughout the process to provide two separate review and recommendation reports. The final report included a complex analysis of all developer submittals and the impacts to the County over a 99-year period. The report recommended developer choices for the County as well as provided specific recommendations for the development plans and related agreements. Ultimately, the OLBR used the analysis to choose the Wang-Reckson team, which had planned to renovate the Coliseum and redevelop the surrounding area with a hotel, conference center, sports medicine facility, offices, condos, and a baseball stadium. On November 5<sup>th</sup>, 2015, Nassau County held a groundbreaking ceremony celebrating plans to renovate the new Nassau Veterans Memorial Coliseum.

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**Client:**

Office of Legislative Budget Review

**Time Period:**

2005 - 2006