Project Data

Key Scope Items:

- Market & Financial Analysis
- Developer Proposal Review
- Economic, Fiscal and Employment Impact Analysis

Development Budget: In excess of $500,000,000

HSP Professionals Involved in Project: Rob Hunden

Time of Service: 2005 – 2006

Nassau Coliseum Mixed-Use Development Review & Analysis

Nassau County - Long Island, New York

In 2005, Mr. Hunden worked for the Office of Legislative Budget Review to review proposals received from multiple developers for the redevelopment of 77 suburban Long Island acres surrounding the Nassau Coliseum – home of the New York Islanders NHL team. The aging facility is in dire need of repair and redevelopment is 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, as well as the economic and employment impact.

Mr. Hunden 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 detail includes hundreds of variables related to hotel, residential, sports, office, retail, parking, meeting and other components. 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 invest in redeveloping the surrounding area over the next 20+ years with new uses as a hotel, conference center, sports medicine facility, offices, condos, and a minor-league baseball stadium.