



ACCEPTED BY BOARD MEMBERS 1/24/19

MINUTES
IDA REGULAR MEETING
DECEMBER 14, 2018

PRESENT

Theresa Ward, Chair
Grant Hendricks, Vice Chairman
Peter Zarcone, Treasurer
Anthony Giordano, Secretary
Gregory Casamento, Member
Kevin Harvey, Member

EXCUSED ABSENCE

Sondra Cochran, Member

ALSO PRESENT

Anthony J. Catapano, Executive Director
John McNally, Associate Director Marketing & Outreach
Daryl Leonette, Executive Assistant
Regina Halliday, Bookkeeper
William Wexler, Agency Counsel
William Weir, Esq., Transaction Counsel, Nixon Peabody LLC
William Dudine, Esq., Transaction Counsel, Katten Muchin Rosenman LLP
Andrew Komaromi, Esq., Transaction Counsel, Harris Beach PLLC
M. Cornelia Cahill, Esq., Barclay Damon LLP
Regina Zara, Executive Director, Suffolk County Economic Development Corporation
Lisa Broughton, Deputy Executive Director, Suffolk County Economic Development Corporation
David Chauvin, Zimmerman/Edelson, Inc.
Christina DeLisi, Aide to the Presiding Officer of the Suffolk County Legislature
Kimberly Scalice, Aide to Suffolk County Legislator Cilmi
Robert Trotta, Suffolk County Legislator
James Madore, Newsday
Denise Civiletti, Editor/Publisher, East End Local Media Corp.
Tim Gannon, Riverhead News Review
Gary Krupnick, Managing Member, HTO East Hampton Distr., LLC
Ben Zwirn, Director of Government Affairs, Suffolk County Community College
Laverne D. Tennenberg, IAO, Chairperson, Town of Riverhead Board of Assessors
Michael Raniere, Esq., Counsel to Riverhead School District

Joe Mantalbano, Nassau/Suffolk Builders Labor & Construction Council
Keith Keingstein, President, Boss Facility Services, Inc./60 Adams LLC
Caryl Lipira, Controller, Boss Facility Services, Inc./60 Adams LLC

The Regular Meeting of the Suffolk County Industrial Development Agency held in Media Room #184 in the lower level of the H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY was called to order at 10:30 a.m. by Ms. Ward, Chair of the IDA.

PUBLIC COMMENT

Ms. Ward opened the public comment portion of the Suffolk County Industrial Development Agency Meeting and no comments were received.

After further discussion and;

Upon a motion by Mr. Harvey, seconded by Mr. Zarcone, it was:

RESOLVED, to end the Public Comment portion of the meeting of the Suffolk County Industrial Development Agency.

Unanimously carried 6/0.

NEW BUSINESS

Boss Facility Services, Inc./60 Adams LLC: Request for an inducement resolution for a lease transaction.

Mr. Catapano presented Exhibit A. Boss Facility Services, Inc./60 Adams LLC is a national property management company providing facility maintenance and repair services to businesses that have facilities in the United States, Canada and Puerto Rico.

Mr. Catapano stated that the Agency has been working with Boss Facility Services, Inc./60 Adams LLC for two years. The Company has been searching for a new headquarters and they found a building located at 60 Adams Avenue, Hauppauge, NY. The project involves the purchase, renovation and equipping of an existing 31,154 square foot building including a mezzanine for use as their headquarters and operations. The building is in good condition and there is not much renovation needed. Boss will occupy approximately 15,959 square feet (51%) and will leaseback 14,041 square feet (45%) to the not-for-profit seller Long Island Network of Community Services (LINCS) and Long Island Association for Aids Care, Inc. (LIAAC) during the 10 yr. project period. Mr. Catapano indicated a Stony Brook University medical program Women, Infants & Children (WIC) leases and occupies 1,154 square feet (4%) of the building. The project size is \$5 million the Company has 59 employees in Suffolk County and they will add 6 new jobs for a total of 65 jobs over first two years of operation in the new facility.

Mr. Catapano introduced Keith Keingstein, President and Caryl Lipira, Comptroller, Boss Facility Services, Inc./60 Adams LLC to Board Members. Ms. Lipira thanked Tony and Kelly

for their assistance during this process. Ms. Lipira stated Boss Facility Services is an international service management company and provides repair and maintenance services to retailers, restaurants and financial companies. All of the Company's employees are located on Long Island with one exception, a sales person that is located in Delaware. Ms. Lipira indicated that the Company is very challenged in finding employees, and has spoken with several agencies, the Suffolk County Labor Department; local colleges and high schools. We want to recruit unskilled workers and train them, they need to have a wide range and a general understanding of multi-trades (plumbing, electrical and HVAC services). Our goal is to secure a property and build a training room to train our current and prospective employees. Ms. Lipira stated we are not finding people and a lot of educated people seem to be leaving the Island. Ms. Ward asked how has the Department of Labor assisted you and Ms. Lipira said they are have not met with them as of yet but we spoke with several people at a Job Fair.

After further discussion and;

Upon a motion by Mr. Hendricks, seconded by Ms. Ward, it was:

RESOLVED, to approve an inducement resolution for a lease transaction in the approximate amount of \$5,025,000 for Boss Facility Services/60 Adams LLC facility.

Unanimously carried 6/0.

Culinary Arts Riverhead LLC: Request for a final resolution to amend and extend the facility lease and related IDA documents.

Mr. Catapano presented Exhibit B. Mr. Catapano indicated that the Agency received two letters one from the Town of Riverhead and one from the Riverhead School District in regard to the proposed tax abatement for the Culinary Arts Riverhead LLC facility. The Town of Riverhead is proposing a schedule with fixed amounts at 100% land assessed value and 50% building assessed value for an amount of \$19,101. The Riverhead School District has proposed fixed amounts at 100% land assessment and 25% on the building assessed value for an amount of \$24,410. Mr. Catapano said it has been indicated that the Board will not take any action today and take the letters under advisement. Hopefully, the Board will reach a decision at the January 24, 2019 IDA Meeting.

After further discussion and;

Upon a motion by Mr. Zarcone, seconded by Mr. Harvey, it was:

RESOLVED, to table the Culinary Arts Riverhead LLC project discussion until the next IDA Meeting January 24, 2019 at 12:30 p.m.

Unanimously carried 6/0.

HTO E. Hampton Distr., LLC: Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit C. HTO E. Hampton Distr., LLC consists of warehousing and distribution of portable storage units (PODS). Mr. Catapano stated this is a request for a final resolution for HTO E. Hampton Distr., LLC. The public hearing was held at the East Hampton Airport on December 10, 2018 and no comments were received.

After further discussion and;

Upon a motion by Mr. Hendricks, seconded by Ms. Ward, it was:

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$5,584,000 for HTO East Hampton Distr., LLC facility.

Unanimously carried 5/0/1 with Mr. Casamento abstaining.

Chembio Diagnostic Systems, Inc.: Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit D. Chembio Diagnostic Systems, Inc. does research, development and manufactures point-of-care diagnostic tests that detect/monitor infectious diseases.

Mr. Catapano stated this is a request for a final resolution for Chembio Diagnostic Systems, Inc. A public hearing was held on December 11, 2018 and no comments were received.

After further discussion and;

Upon a motion by Mr. Zarcone, seconded by Mr. Harvey, it was;

RESOLVED, to approve a final resolution for an approximate \$3,925,000 lease transaction for Chembio Diagnostic Systems, Inc.

Unanimously carried 6/0/1 with Mr. Casamento abstaining.

Contract Pharmacal Corporation: Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit E. Contract Pharmacal Corporation develops, manufactures and packages pharmaceuticals, over-the-counter drugs and dietary supplements for pharmaceutical companies, retailers and wholesalers.

Mr. Catapano stated this is a request for a final resolution for Contract Pharmacal Corporation. A public hearing was held on October 22, 2018 and no comments were received. Mr. Catapano indicated that we were waiting for the Town to complete its environmental review. The project is scheduled to close in December 2018.

After further discussion and;

Upon a motion by Ms. Ward, seconded by Mr. Harvey, it was:

RESOLVED, to approve a final resolution for a lease transaction in the amount of \$29,800,000 for Contract Pharmacal Corporation facility.

Unanimously carried 6/0.

Minutes

Mr. Catapano indicated that the Minutes were handed out to the Board and will be considered at the next IDA Meeting scheduled for January 24, 2019.

Kevin Harvey, Chair, Governance & Compliance Committee indicated that the Committee met prior to the regular meeting with a very light agenda. The Committee completed the Annual Board of Directors Evaluations and Mr. Harvey asked that all Board Members that are not part of the Committee please complete and hand in the evaluations.

Ms. Morris mentioned last night she attended along with several Board Members the HIA Gala, the IDA was honored along with Jack Kulka and Miller Systems Resource Center. Ms. Morris stated it was a nice event for all of us and well attended.

After further discussion and;

Upon a motion by Mr. Zarcone, seconded by Ms. Ward, it was:

RESOLVED, to adjourn the Regular Meeting of the Suffolk County Industrial Development Agency.

Unanimously carried 6/0.

The Meeting adjourned at 11:05 a.m.

The next meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for January 24, 2019.