



MEETING DATE: 04/25/2019

SCIDA PROJECT ABSTRACT

APPLICANT NAME: Commercial Building Maintenance Corp (CBM)/Oak Drive Property, Inc. **CONTACT:** David Parsons, President
AND ADDRESS: 200 Oak Drive - Unit 201, Syosset, NY 11791 **PHONE:** 516-364-0957
PRINCIPALS: David Parsons (100%)
PRODUCT/SERVICES: CBM is a commercial building maintenance company that provides janitorial services, landscaping, snow removal, painting and security services for their national account customers.
PRESENT FACILITIES:

Own: 1 Lease: 0 Acreage: 2 Sq. Ft. 19,430 200 Oak Drive - Unit 201, Syosset, NY 11791

NEW LOCATION/TAX MAP#: 129 Oser Avenue, Hauppauge, NY 11788
 (Tax Map # 800-182-1-19.000)

PROJECT DESCRIPTION: Purchase, renovate and equip a 20,800 square foot building located at 129 Oser Avenue, Hauppauge, NY 11788. The Company will occupy 12,800 sq. ft. to be used for its building maintenance service headquarters & operations. An existing tenant (American Chimney) will continue to lease 8,000 sq. ft.

PROJECT COSTS **AUTHORIZATION SOUGHT:** \$2,950,000 Lease Transaction

PURCHASE OF EXISTING BUILDING	2,700,000
RENOVATION OF EXISTING BUILDING	150,000
NEW ADDITIONS OF EXISTING BUILDING	
MANUFACTURING EQUIPMENT (Sales Tax Exempt)	
NON-MANUFACTURING EQUIPMENT (Warehousing, Fixtures, Office Equip.)	100,000
ENGINEERING & ARCHITECTURAL FEES	
LEGAL FEES	
OTHER FEES/CHARGES	

TOTAL PROJECT COSTS \$2,950,000.00

Project is estimated to create 1 construction job.

EMPLOYMENT

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	212	\$6,376,605	\$30,078
PRESENT (Suffolk County)			
PROPOSED 1ST. YEAR	212	6,376,605	30,078
PROPOSED 2ND. YEAR	34	965,000	28,382
GRAND TOTALS	246	\$7,341,605	\$29,843

COMMENTS: 4/25/19 – Inducement resolution approved for an approximate \$2,950,000 lease transaction.
 Voting: 4 (TW,GH,KH,SC) – 0. Absent: 3 (PZ,GC,AG).
 5/16/19 – Final resolution approved for an approximate \$29,950,000 lease transaction.
 Voting: 4 (TW,PZ,KH,AG) – 0. Absent: 3 (GH,SC,GC).