

ACCEPTED BY BOARD MEMBERS 11/21/19

MINUTES
IDA REGULAR MEETING
OCTOBER 24, 2019

Present

Theresa Ward, Chair
Anthony Giordano, Secretary
Gregory Casamento, Member
Josh Slaughter, Member

Excused Absence:

Grant Hendricks, Vice Chairman
Kevin Harvey, Treasurer
Sondra Cochran, Member

Also Present:

Anthony Catapano, Executive Director
Kelly Morris, Deputy Executive Director
John McNally, Associate Director Marketing & Outreach
Daryl Leonette, Executive Assistant
Regina Halliday, Bookkeeper
William Wexler, Esq., Agency Counsel
William Weir, Esq., Transaction Counsel, Nixon Peabody LLC
Andrew Komaromi, Esq., Transaction Counsel, Harris Beach PLLC
Melissa Bennett, Esq., Transaction Counsel, Barclay Damon LLP
William Dudine, Esq., Transaction Counsel, Katten Muchin Rosenman LLP
David Chauvin, Zimmerman & Edelson, Inc.
Lisa Broughton, Deputy Executive Director/CFO, Suffolk County Economic Dev. Corp.
Jonathan Keyes, Exec. Dir./CEO and Assist. Secy., Suffolk County Economic Dev. Corp.
Guy Germano, Esq., Germano & Cahill, P.C., Counsel to Catholic Health Services of L.I.
Colleen Collins, Sr. Associate Counsel, Catholic Health Services of L.I.
Jim Proce, V.P. Real Estate Facility Administration, Catholic Health Services of L.I.
James Madore, Newsday
Kimberly Scalice, Aide to Suffolk County Legislator Cilmi
Christina DeLisi, Aide to the Presiding Officer of the Suffolk County Legislature

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 12:30 p.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.

Mr. Catapano indicated that there are two individuals from the Nesconset community that may want to speak regarding The Preserve at Smithtown LLC project. Mr. Catapano indicated the public hearing was held on Monday October 21, 2019 and we received the transcript for Board Members to review. Mr. Catapano introduced Norma Dispenza and Marie Guick residents of Nesconset. Ms. Dispenza indicated that she has lived in Nesconset for 26 years. Everything that is being built for the 55 and over communities is more for people that live in Head of the Harbor and Nissequogue that are downsizing. Ms. Dipenza indicated her concern is that they are not co-ops for people to purchase and still have an investment in the community. The older people that pay off their mortgages it is still cheaper for them to stay in their houses. Ms. Dispenza stated the project will bring in people that do not have a vested interest in the town and there will be a lot of added traffic. The abatement is coming from tax payer's dollars, to help the contractor build. Ms. Dispenza indicated that she just purchased a business and she is not getting any abatement. They are not giving anything to the community to get all these benefits. If they wanted to put in a septic system where other businesses could tap in that would be giving something back.

Ms. Guick indicated that she is not against the project; she thinks smart development is great, this is not smart development we are not getting anything back as residents of the area. They are asking for a ton of exemptions. When you open up a business, there is a risk you take I didn't get any exemptions when I opened my business. They are not giving anything back to the community this is just a build.

Mr. Giordano stated did this project go in front of the Town of Smithtown Board and Ms. Guick said yes they approved it. Mr. Giordano said did you have the same discussion with them as well, Ms. Guick said she spoke the Supervisor about the exemptions and he is not a fan of it. Mr. Giordano said you are not in favor of the exemption but you are in favor of the building and Ms. Guick said I have no problem with the building. Ms. Dispenza said we do not need more apartments in Nesconset there are 1,400 apartments. We need affordable housing where people can purchase and invest. Our young people could stay here, older people are going out to Ridge, Leisure Knoll or Coram. Everything is luxury housing for seniors. Ms. Guick said this project has been going on for 30 years. Mr. Casamento stated you understand that we do not make the determination of what is built there. Ms. Guick said I do not like the fact that they are getting exemptions and not giving back to the community. Mr. Casamento said the exemptions have a run-off period and the tax benefit gets smaller over time. Ms. Guick the County is broke by you taking away our taxes used for transportation, bridges and roadways what do we get back. Mr. Giordano said how much are we receiving in taxes for vacant property \$42,000 and we will receive \$700,000 by building on that property, we are bringing in more tax revenue. Mr. Casamento said this is an issue that the Town has to deal with they permitted the building our job is to look at it from an economic development aspect. It is greater with the project all other issues are not decisions that we make. Ms. Dispenza said you are giving them a gift why are they not giving back to the community, why don't they allow Nesconset businesses to hook up into the sewer system. Mr. Casamento said your point is valid but

the Town Board has to do this the Agency's role is to review the economic impact of the project. Ms. Gruick asked usually you give 10% back for low-income housing why and Mr. Slaughter responded he is building affordable we asked that they bring it up to 15% and we see it as a community benefit.

After further discussion and;

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

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

Unanimously carried 4/0.

NEW BUSINESS

Catholic Health System of Long Island, Inc. d/b/a Catholic Health Services of Long Island:
Request for an inducement resolution for a lease transaction.

Mr. Catapano presented Exhibit A. Catholic Health Services of Long Island, Inc. is the coordinating body of an integrated network of healthcare providers serving Nassau and Suffolk Counties that includes six (6) acute care hospitals, three (3) nursing homes, a certified home health agency, a hospice and a pharmacy. Mr. Catapano stated this project closed in October 2018, they are consolidating all business and administration functions from various facilities and hospitals into one location, 320 South Service Rd., Melville, NY. They are leasing 26,000 square feet of space from the 2018 project and there is 14,000 square feet of adjacent space still available. Catholic Health System wants to relocate their marketing department into a centralized location and expand administration functions. They would like to consolidate technology and administrative functions into one location. Mr. Catapano said they are still moving departments and positions into the facility they will be have approximately 227 jobs with an average salary of \$73,000. The proposed project will be an amendment for additional space to their 2018 project.

Mr. Catapano introduced Jim Proce, V.P. Real Estate Facility Administration and Colleen Collins, Sr. Associate Counsel of Catholic Health System of Long Island, Inc. and Guy Germano, Esq. Germano & Cahill Company Counsel to Board Members.

Mr. Germano stated with regard to the 2018 project Catholic Health System of Long Island, Inc. started to centralize their facility from the six various hospitals into a central location and it has been successful. There is an additional 14,000 square feet that they would like to add and increase the number of employees. Mr. Proce stated we have made good use of the space and we created an office boomerang cube configuration it looks like a beehive it centralizes the staff and benefits with collaboration. The collaboration is making it more efficient and the employees like it. Mr. Proce said we envision as part of relocating the marketing department creating a studio for filming videos and printing production which will free up space at the hospitals. Ms. Ward asked can you remind us from last year's project what were the functions. Mr. Proce responded our functions were health information systems, clinical documentation and insurance and making sure charts are accurate it been hard to train staff prior to centralizing departments into the 2018 project. Ms. Morris stated Tony and I did a site visit and saw the collaboration and the training room, it was impressive. Mr. Catapano stated they also provide training for doctors and the nurses. Mr. Slaughter asked are these all new jobs and Mr. Proce responded they are centralizing existing business and administrative functions.

Mr. McNally said one of the main benefits is helping to improve the efficiencies and cost controls of a non-profit health care provider on the Island.

After further discussion and;

Upon a motion by Mr. Casamento, seconded by Mr. Giordano, It was:

RESOLVED, to approve an inducement resolution for a lease transaction for Catholic Health System of Long Island, Inc. d/b/a Catholic Health Services of Long Island facility.

Unanimously carried 4/0.

OLD BUSINESS

Sage Parts Plus, Inc.: Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit B. Sage Parts Plus, Inc. is a distributor of replacement parts and parts related services for aviation ground support equipment (GSE). The Board approved this project at the last meeting, September 19, 2019. A public hearing was held on October 15, 2019 and no comments were received.

After further discussion and;

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

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$1,075,000 for Sage Parts Plus, Inc. facility.

Unanimously carried 4/0.

Minutes

Ms. Ward indicated that she would like to defer the consideration of the Minutes from the September 19, 2019 Meeting for some corrections until the next meeting scheduled for November 21, 2019.

Proposed Budget for 2020

Ms. Ward indicated that the Audit & Finance Committee met with regard to the proposed budget prior to the Meeting. While there was no quorum the members of Committee that were in attendance did review the proposed budget and recommend it be approved. Ms. Ward stated we reviewed the 2020 budget and would like to make a recommendation to approve the proposed 2020 budget.

After further discussion and;

Upon a motion by Mr. Giordano, seconded by Mr. Casamento, it was:

RESOLVED, to approve the 2020 Budget for the Suffolk County Industrial Development Agency.

Unanimously carried 4/0.

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

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

Unanimously carried 4/0.

The Meeting adjourned at 1:00 p.m.

The next meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for November 21, 2019.