



Steven Bellone
Suffolk County Executive

DRAFT MINUTES
IDA ANNUAL/REGULAR MEETING
FEBRUARY 13, 2020

Present: Kevin Harvey, Treasurer
Anthony Giordano, Secretary
Sondra Cochran, Member
Josh Slaughter, Member
Natalie Wright, Member

Excused Absence: Gregory Casamento, Member

Also Present: Anthony Catapano, Executive Director
Kelly Morris, Deputy Executive Director
John McNally, Associate Director Marketing & Outreach
Daryl Leonette, Executive Assistant
William Weir, Esq., Transaction Counsel, Nixon Peabody LLC
Andrew Komaromi, Esq., Transaction Counsel, Harris Beach PLLC
Melissa Bennett, Esq., Transaction Counsel, Barclay Damon LLP
Gary Basso, Paralegal, Katten Muchin Rosenman LLC, Transaction Counsel
David Chauvin, ZE Creative Communications
Jonathan Keyes, Executive Director/CEO, S.C. Economic Dev. Corp.
Lisa Broughton, Deputy Executive Director, Suffolk County Economic Dev. Corp.
John Schneidawin, Jr., Government Liaison Officer, S.C. Econ. Dev. & Planning
Angela Glaser, Executive Assistant, Suffolk County Economic Dev. & Planning
Kara Hahn, Suffolk County Legislator
Robert Trotta, Suffolk County Legislator
Anthony Piccirillo, Suffolk County Legislator
Kevin Gremse, Sr. Director, National Development Council (NDC)
Jack Nix, Suffolk County Executive Bellone's Office
Ian Joaquin, Suffolk County Labor Department
Sade Badon, Wyandanch Community Development Corp.
Cary Kravet, Kravet Inc.
Nicole Eisenberg, Kravet Inc.
Louis Fiore, Esq., Forchelli Deegan Terrana LLP, Counsel to Kravet Inc.
Kenneth Henderson, Auth. Representative, Prospect Sports Partners, LLC
Keith DeLucia, Consultant, Prospect Sports Partners, LLC
Tyler DeLucia, Prospect Sports Partners, LLC
Anthony Musiello, Prospect Sports Partners, LLC

Michael Orso, Prospect Sports Partners, LLC
David Starr, Agape Community Sports Services of Kings Park LLC
Daniel Deegan, Esq., Forchelli Deegan Terrana LLP, Counsel to Prospect
Rosario C. Cassata, Managing Member, Huntington Village Hotel Partners, LLC
Tara Bisconti, Huntington Village Hotel Partners, LLC
George Tsunis, Managing Member, Huntington Village Hotel Partners, LLC

The Annual/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 Kevin Harvey, Treasurer of the IDA.

Mr. Harvey read Grant Hendricks letter of resignation to Board Members. "This letter serves as my resignation from the Suffolk County Industrial Development Agency (IDA) and Suffolk County Economic Development Corporation (EDC) and it takes effect immediately. It has been an honor and privilege to have volunteered my time to the IDA and EDC since August 2012. I would like to thank staff, counsel and my colleagues on the Boards for all of their important contributions towards economic development. I am grateful to have served."

Mr. Harvey and the entire Board welcomed Natalie Wright as its newest Member, who was just recently appointed to the Board two days ago. Mr. Harvey said he will be Chairing the Meeting today and opened the Meeting up to the Public Comment portion of the Agenda.

PUBLIC COMMENT

Mr. Harvey asked if there was any public comment at this time and indicated that the public comments section is limited to three minutes and reminded everyone to please do not interrupt the public speaker.

Robert Trotta, Suffolk County Legislator stated he would like to receive the Agenda prior to the beginning of the Meetings. He stated he does not see why as a member of the Suffolk County Legislature and/or members of the public should not have the Agenda with back-up ahead of time. My concern is the Westfield Green project in Selden that has recently been sold to the Broxmeyer Family, owners of Fairfield Property and they now receive the tax benefits for the project and they are billionaires. Mr. Trotta stated what he finds concerning is in the Minutes of the May 16, 2019 Meeting indicating that there are 6 school age children living in Westfield Green and that there are no new net children. Mr. Trotta indicated that he spoke with the superintendent of the school district and she informed him there are 41 children that are in the district living in Westfield Green/Fairfield Property. It is about \$860,000 that the residents of the school district are paying to subsidize a billionaire. I was driving past Westfield Green several months ago and I saw a bus pull in and I saw 21 children get off the bus and as I was leaving saw the sign changed to Fairfield. A billionaire was given a tax break he made about \$14 million during the sale and I think Fairfield paid in cash. The taxpayers of the Middle Country School District were taken advantage of. I will be speaking to the school board and they will not be happy. This is what is forcing people to move and you are making it more expensive to live there. Mr. Harvey said we appreciate the information and will speak with our Counsel, Bill Wexler who is not hear today and verify that things were done properly.

After further discussion and;

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

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

Unanimously carried 5/0.

ANNUAL BUSINESS ITEMS

Election of Officers

The proposed slate of Officers was approved by Board Members.

Upon a motion by Ms. Wright, seconded by Mr. Slaughter, it was:

RESOLVED, that the following Members be Officers of the Agency:

Natalie Wright – Chair
Kevin Harvey – Vice Chairman
Sondra Cochran – Treasurer
Anthony Giordano – Secretary

Unanimously carried 5/0.

Committees

The proposed slate of officers for Committees was distributed to Board Members.

After further discussion and;

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

RESOLVED, that the following Board Members be assigned to the Audit & Finance and Governance & Compliance Committees:

AUDIT & FINANCE COMMITTEE: Kevin Harvey, Chair
Anthony Giordano
Sondra Cochran
Natalie Wright

GOVERNANCE & COMPLIANCE COMMITTEE: Gregory Casamento, Chair
Josh Slaughter
Natalie Wright
Vacant

Unanimously carried 5/0.

Schedule of 2020 Meetings

The schedule of Regular Meetings was accepted by Board Members. It was noted the schedule is subject to change. Mr. Catapano said that Board Meetings are usually scheduled on the fourth Thursday of each month. Also, there may be some off site Meetings scheduled at projects the Agency has assisted during the year.

Signatories on Agency Accounts

Mr. Catapano stated that six signatories are authorized on Agency Accounts with two out of the six signatories being required on the accounts. The six signatories are the four officers and two staff members. The preference is to have one officer and one staff member as the two signatories. The following should be authorized signatories for 2020:

Natalie Wright
Kevin Harvey
Sondra Cochran
Anthony Giordano

Anthony J. Catapano
K. Kelly Morris

Upon a motion by Ms. Cochran, seconded by Ms. Wright, it was:

RESOLVED, the following are authorized signatories on Agency accounts with two of six signatories being required on the accounts.

Unanimously carried 5/0.

Agency Counsel

After further discussion and;

Upon a motion by Mr. Slaughter, seconded by Ms. Cochran, it was:

RESOLVED, to continue to retain William Wexler, Esq. as Agency Counsel for 2020 at a rate of \$340 per hour .

Unanimously carried 5/0.

Bond Counsels/Transaction Counsels

After further discussion and;

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

RESOLVED, to re-designate the four law firms of Barclay Damon LLP; Harris Beach PLLC; Nixon Peabody LLP and Katten Muchin Rosenman LLP as the Agency's Bond Counsels/Transaction Counsels for 2020 and that applicants may select a different Bond/Transaction Counsel of their

choice, provided that the Bond/Transaction Counsel they select is qualified and acceptable to the Agency.

Unanimously carried 5/0.

Agency Auditor

After further discussion and;

Upon a motion by Ms. Wright, seconded by Ms. Cochran, it was:

RESOLVED, to continue to retain Sheehan & Company as the Agency Auditors for 2020 in the amount of \$24,000.

Unanimously carried 5/0.

Agency Accountant

After further discussion and;

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

RESOLVED, to retain Albrecht, Viggiano, Zureck & Company, P.C. as the Agency Accountants and not to exceed \$35,000 for 2020.

Unanimously carried 5/0.

Review and Readoption of Agency Policies

Mr. Harvey indicated that the Agency must readopt annually the Investment Policy and Property Disposition Policies.

After further discussion and;

Upon a motion by Mr. Slaughter, seconded by Ms. Cochran, it was:

RESOLVED, to readopt the Investment Policy and the Property Disposition Policy for the Suffolk County Industrial Development Agency.

Unanimously carried 5/0.

Mr. Catapano welcomed Natalie Wright to the Agency and who was appointed as a Board Member by the Suffolk County Legislature on February 11, 2020. Since Ms. Wright was appointed only two days ago, Kevin Harvey had planned and prepared to conduct the Board Meeting. Mr. Catapano thanked everyone for attending today's Meeting and their participation. The Agency's Board Meetings are typically attended by Suffolk County Legislators and/or their legislative staffs, applicants/businesses making presentations before the Board and members of the press/media. Everyone in attendance as is custom can receive a full Meeting packet with the agenda and application packet with the items being considered at the Meeting today. A new application for a project is presented to the Board and is the first step and the beginning of the public review process. After being presented to the Board for preliminary approval a project is subject to a public hearing and then requires a final approval by the Board at a subsequent Meeting. Applications are available for public review and in the coming days will be posted on our website and the public has multiple opportunities to comment. The Agency is willing to accept an email or written comments on a project at any point during the process. The

Prospect Sports Partners, LLC; Request for an inducement resolution for a lease transaction.

Mr. Catapano presented Exhibit A. Prospect Sports Partners, LLC is proposed to be a privately-owned mixed-use sports and medical complex. The Company is proposing to construct 10 outdoor playing fields, 2 outdoor practice fields, a 70,900 square foot indoor sports and recreation facility, a 5,000 square foot concessions building and a 50,000 square office building on 44.5 acres of land located at 350 Old Northport Road, Kings Park, NY.

Prospect Sports Partners, LLC seeks Suffolk County Industrial Development Agency's assistance for the construction of the 50,000 square foot medical/commercial facility on .39 acres (Part 1). The medical/commercial facility will be owned, developed and operated by Prospect Sports Partners, LLC. Prospect is a real estate development firm with experience in developing, constructing and operating commercial facilities. The sports facility will be owned, developed and operated by a not-for-profit entity (Agape Community Sports Services of Kings Park LLC) and is seeking tax-exempt bonds for that portion of the project from the Suffolk County Economic Development Corporation (EDC). The overall project is being done jointly by the EDC and IDA, with each undertaking a specific portion. The EDC is considering the sports complex part and the IDA is considering the medical/commercial part and only one of the two proposed medical/commercial buildings. While the sports facility portion of the project could qualify for IDA assistance as a recreation facility project, the Applicants are seeking to utilize tax-exempt bonds and the IDA cannot issue those type of bonds for a not-for-profit under the current structure the applicants have presented.

Mr. Catapano stated only one of the buildings is being considered as part of this project, the second medical office building is for a future phase and not part of this application. Prospect Sports Partners is the master developer, contractor and operator and the project involves two parts; a sports complex (soccer and other sports) and could qualify as both as a tourist destination and recreation facility under the IDA act. The project is located at 350 Old Northport Road, Kings Park, New York and is located near the former landfill of the Town of Smithtown and with landscaping and asphalt companies in the surrounding area.

Mr. Catapano introduced Kenneth Henderson, Authorized Representative. Prospect Sports; David Starr, Agape Community Sports Services of Kings Park, LLC and Daniel Deegan, Esq., Forchelli Deegan Terrana LLP Counsel to Prospect Sports Partners, LLC. Mr. Deegan indicated in terms of logistics we are going to do one presentation since the IDA Board and EDC Board are one in the same. Mr. Deegan stated I am presenting this as one project which is the nature of the financial assistance it is from the same Board. Mr. Deegan said as Mr. Catapano mentioned this is a 44 acre

property in the Town of Smithtown it has been blighted for many years. Mr. Deegan stated Prospect Sports leases the property through a long term ground lease. The project is known as Destination KP and it is a transformative project. It is the first and largest of its kind on Long Island it is a sports hub with a multi-sports facility with an emphasis on soccer also a sports medicine facility. Mr. Deegan stated it is anticipated this facility will attract hundreds of thousands of visitors every year from Nassau/Suffolk Counties and outside of Nassau County. Prospect Sports will be the master developer of the entire site it will be a joint effort between Agape and Prospect Sports. Agape will own and operate the sports facility portion and Prospect will own and operate the medical facilities. The project has received all zoning approvals from the Town of Smithtown. It also has the support of the Community, as well as the Supervisor of the Town of Smithtown. The sports portion will consist of 10 state of the art outdoor playing fields; (2) practice fields; 70,000 square foot indoor recreation building and 5,000 square foot concession building. The medical facility is located in back of the sports facility in a 50,000 square foot office building and they are in negotiations with Pro Health as a tenant. Mr. Deegan stated we have commissioned two economic impact reports from (Impact DataSource and Evans, Carroll & Associates. The sports facility will provide a state-of-the-art venue for regional soccer and lacrosse tournaments unlike any other facility on Long Island. It is anticipated that many tournaments that are held in other regions and states will now be held at Prospect Sports. Agape is a non-for-profit company, a subsidiary of Agape Community Sports Services LLC, which is a parent organization. It is focused on community based services giving underserved children an opportunity to participate in sports. Agape will build and operate the sports facilities. Agape has reached out to local Long Island charities in an effort to partner with them; Catholic Charities, Hofstra University, Make a Wish Foundation and The Suffolk Police Athletic League (PAL). The costs of this project are tremendous, Agape would have to spend \$35 million to develop and complete the sports facility. Prospect Sports would have to spend \$11.8 million to build the sports medicine facility the benefits are tremendous. The project will create 465 direct/indirect jobs in Suffolk County. There was a reference made earlier regarding commitments that will be made regarding the medical facilities; Prospect will commit that 100 jobs will be created and the average salary for medical jobs is \$127,000 a year. The project will not be possible without the assistance from the IDA and EDC. Mr. Deegan asked Board Members if they have any questions.

Mr. Giordano asked if there will be 134 full time jobs and Mr. Deegan responded they were projected by the economic consultant and they will be full time positions. Mr. Starr stated many of those jobs will be with the non-for-profit partnerships we expect to begin a job training program. With the underprivileged individuals, we want to train them for maintenance of the grounds all things involved with sports facilities, they will be paid minimum wage. These jobs will have a lot of turn-over, we will have in school training and field training we have done this with local community colleges. Each year we will bring in new people. Ms. Cochran asked for clarification purposes this does not include construction jobs and Mr. Starr said correct. Ms. Cochran said the application says the sports facility will be exempt from real estate and sales tax on construction materials will you elaborate. Mr. Starr said as a non-profit we are entitled to sales tax exemption and we will be using these benefits in order to build the facility. The cost is extremely high and in order to deliver we are trying to keep the cost down. All these things are created to add value to the project and it is worth more. Ms. Cochran said can you explain about the real estate tax and Mr. Deegan responded if a charity buys a piece of property they do not pay tax on it and right now it is vacant property. Mr. Starr indicated we use the abatement in order to compete with private enterprise. Ms. Cochran said you mentioned low income, and Mr. Starr said we are talking to local groups, PAL, Make A Wish they are all going to be involved in a partnership basis. Mr. Giordano asked if they have gotten feedback from the residents on this project and Mr. Deegan replied the facility has gone through the land approval process everyone loved the economics of it. Mr. Trotta said I hope this project happens, the community wants it, the past history of complaints is sand mining complaints, and they haven't paid taxes in years. Mr. Weir

indicated with respect to the sports facilities neither IDA nor EDC will be giving any sales tax I just wanted to make that clear. Mr. Slaughter regarding the bond component you are asking for a tax-exempt bond in upwards of \$5 million towards construction, do you expect to pay prevailing wage and apprenticeship requirements. Mr. Deegan stated we will comply with the policy of the EDC. Mr. Deegan said it is not easy to get anything done on Long Island and a project of this scale takes years and millions of dollars. Mr. Harvey asked you are negotiating with Pro Health, and Mr. Deegan said there is an ongoing discussion they have committed but we do not have a signed lease. Mr. Harvey said on the management side of the facility who is doing it and Mr. Deegan said Prospect Sports is manager of the whole property and development. The non-for-profit we will be engaging hiring a company called Sports Facilities Management; we are in negotiations with them and they would manage the day to day operations of the sports facility. Natalie Wright asked with regard to the EDC benefit you mention job training program can you discuss any other potential partnership you might provide. Mr. Starr replied there are going to be a lot of programs they will deliver 20,000 pounds of food free at different complexes associated with Catholic Charities we have a huge food bank. We have afterschool programs teamed up with Hofstra University discussing scholarship programs. We are talking to the Barcelona Soccer team they are going to have a training facility here and they are sponsoring two programs. Each non-profit is going to offer different venue prospective until we get into their specific needs; I can only tell you the concept. We have to come back here for final approval.

After further discussion and;

Upon a motion by Ms. Cochran, seconded by Ms. Wright, it was:

RESOLVED, to approve an inducement resolution for a lease transaction in the approximate amount of \$16,757,000 for Prospect Sports Partners, LLC facility.

Unanimously carried 5/0.

Kravet Inc. (Cascelta Company LLC): Request for an inducement resolution for a lease transaction.

Mr. Catapano presented Exhibit B. Kravet Inc. (Cascelta Company LLC) is a wholesaler and distributor of fabrics and home furnishings and has worked with professional interior designers. The Company is proposing to purchase and renovate a vacant 54,000 square foot building located at 1700 Walt Whitman Road, Melville to be used as the company headquarters.

Mr. Catapano indicated that the Company is located in Bethpage, NY and are selling their building to the Metropolitan Transportation Authority (MTA) for use by the MTA and the Third Track Program. Kravet Inc. has identified a former ADP building located at 1700 Walt Whitman Road, Melville, NY in the Town of Huntington which has been vacant for 10 years. The Company will use this facility for their company headquarters. Mr. Catapano stated they currently have 233 jobs in Bethpage that will transfer to the new facility and they are well paying jobs averaging \$90,000 a year.

Mr. Catapano introduced Cary Kravet, President; Nicole Eisenberg, General Counsel to Kravet Inc. (Cascelta Company LLC); Daniel Deegan, Esq. Forchelli Deegan Terrana LLP; Company Counsel to Kravet Inc. (Cascelta Company LLC) to Board Members.

Mr. Deegan indicated that Kravet Inc. is a sixth generation family owned business over 100 years old. They are a world renowned leader in high end designer fabrics with over 200 employees in Nassau County. The Company was content remaining in Nassau County although they are being forced to move by the MTA Third Track Program. They have operations in South Carolina, the Company is a flight risk they have many other options but is looking to stay on Long Island. Mr. Deegan stated there are 233 permanent jobs with an average salary of \$90,000. They are looking to relocate, purchase and renovate the building in Melville in order to make it a corporate headquarters, showroom and warehouse. Mr. Slaughter noted as per the application it appears as if they intend to use all local contractors and businesses.

After further discussion and;

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

RESOLVED, to approve an inducement resolution for a lease transaction in the approximate amount of \$16,575,000 for Kravet Inc. (Cascelta Company LLC) facility.

Unanimously carried 5/0.

Huntington Village Hotel Partners, LLC: Request for an inducement resolution for a lease transaction.

Mr. Catapano presented Exhibit C. Huntington Village Hotel Partners, LLC is a real estate development and management company. The Company is proposing to renovate the vacant Old Town Hall building in Huntington of approximately 8,638 square feet, equip and construct a new addition (53,636 square feet) to create an 80 room hotel. The hotel will be branded Hampton Inn and Suites with a boutique like interior, historic exterior, fitness center and complimentary breakfast for hotel guests.

Mr. Catapano indicated there was a proposal by the previous owner in 2014 that the Board approved to renovate the old Town Hall and build a hotel. The project never materialized, the previous owner could not obtain the necessary financing for the project. The old proposal was for 54 hotel rooms, the current proposal is for 80 hotel rooms. The structure is blighted, it has been for at least 10 years there is a chain link fence around the property for public safety and to protect from vandalism. Mr. Catapano indicated approximately 14 jobs will be created with an average salary of \$40,000. The Agency has utilized the National Development Council (NDC) who has an ongoing engagement with the Suffolk County Department of Economic Development and Planning. The Agency utilizes the services of NDC to help structure the proposed IDA benefits such as the property tax benefits for these particular projects.

Mr. Catapano indicated that Kevin Gremse, Senior Director, National Development Council will give a presentation to Board Members. Mr. Gremse indicated that our assignment was to review the development, application, program and the developer's financial model. Also to determine the need and sizing of the financial assistance particularly the payment in lieu of taxes (PILOT) and offer comment and perspective. Mr. Gremse made his presentation and overview of the project to Board Members. Mr. Giordano asked the if the Town is in favor of this project. The Town has approved the project with regard to local and zoning approvals, etc.

Mr. Catapano introduced Mr. George Tsunis, Managing Member, Huntington Village Hotel Partners, LLC to Board Members. Mr. Tsunis stated the Town of Huntington approved this project unanimously at the Town Board level and unanimously at the Zoning Board Level. The Town of Huntington Zoning Board is pretty tough and there was no one in opposition. There was an unusual amount of support for this project because Huntington has wanted a hotel for many years. Mr. Tsunis said several years ago when they thought they were going to build on the site they shut the heat off and the pipes froze and exploded there was water everywhere. This created mold and asbestos issues that had to be dealt with. There will be 40 parking spaces on site and 20 additional spaces very close proximity. Mr. Tsunis said to him this is a legacy project in a community where he grew up in. Mr. Tsunis stated he owns a substantial amount of hotels and the industry is all about hospitality. It is important to us to do this right; it is not an easy project with many development issues since the property has been blighted for years and is a historic structure. This is an incredibly expensive project and if we don't take our community historic structures and add to them a reasonable financial component they will go fallow. This is my favorite building on Long Island, people will come from all over to see it.

Mr. Slaughter asked there will be 20 off sight parking spots and Mr. Tsunis replied we have an existing agreement for over flow we will take the cars to a convenient parking lot. The Town and I have been in discussions about an under-utilized lot next door where we would spend \$300,000 and double the size of lot and have a right to use some of those spaces. We will also pay the Town an annual fee for the use of the parking spaces.

Ms. Wright stated considering this is a historic land mark is there care to be taken to make sure in the new development of the an existing structure to blend the two (old & new parts) from an architectural perspective. Mr. Tsunis stated I learned a lot about how to do this. Mr. Tsunis said he went to Robert Hughes, Executive Director, Historic Commission in Huntington and viewed a brick building with limestone and we made an extension of brick and limestone and I thought it should look alike. The Executive Director said you shouldn't be doing that you want to bifurcate this historical building people want to know where it begins and ends. Mr. Slaughter asked you are familiar with the Agency's Long Island First Policy and Mr. Tsunis responded it does not make any sense to not comply with it.. We have some of the most talented construction people on Long Island.

After further discussion and;

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

RESOLVED, to approve an inducement resolution in the approximate amount of \$24,235,048 for Huntington Village Hotel Partners, LLC facility.

Unanimously carried 6/0.

OLD BUSINESS

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

Mr. Catapano presented Exhibit D. Contract Pharmacal Corp. (CPC) develops, manufactures and packages pharmaceuticals, over-the-counter drugs and dietary supplements for pharmaceutical companies, retailers and wholesalers. The Company is proposing to lease, renovate and equip an existing 125,088 square foot building located at 110 Plant Avenue, Hauppauge, NY 11788

Mr. Catapano stated Contract Pharmacal Corporation is requesting a final resolution for a lease transaction today. The IDA Board approved this project on December 19, 2019, a public hearing was held on January 21, 2020 and no comments were received. It is ready for consideration of a final approval.

After further discussion and;

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

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$1,700,000 for Contract Pharmacal Corporation facility.

Unanimously carried 5/0.

Minutes

The Minutes from the November 21, 2019 and December 19, 2019 Meetings were accepted by Board Members.

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

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

Unanimously carried 5/0.

The Meeting adjourned at 1:55 p.m.

The next meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for March 26, 2020.

SCIDA PROJECT ABSTRACT

MEETING DATE: February 13, 2020

CONTACT: Kenneth Henderson, Authorized Rep.
PHONE: 516-351-9514

APPLICANT NAME: Prospect Sports Partners, LLC
AND ADDRESS 270 Park Avenue South
New York, NY 10010

PRINCIPALS: Anthony Orso (47%); AO Family Trust (42%); Kenneth Henderson (11%)

PRODUCT/SERVICES: Large privately-owned mixed-use sports and medical complex.

PRESENT FACILITIES: None

NEW LOCATION/TAX MAP #: 350 Old Northport Road, Kings Park, NY 11754
Tax Map # (800-41-1-2.1, 3.2, 23.6)

PROJECT DESCRIPTION: Construction of 10 outdoor playing fields, 2 outdoor practice fields, a 70,900 square foot indoor sports and recreation facility, a 5,000 square foot concessions building and a 50,000 square foot office building on 44.5 acres of land located at 350 Old Northport Road, Kings Park, New York. The facility would become the largest privately-owned mixed-use sports and medical facility in the Tri-State area.

Prospect Sports Partners, LLC seeks Suffolk County IDA assistance for the construction of the 50,000 square foot medical/commercial facility on .39 acres (Part 1). The medical/commercial facility will be owned, developed and operated by Prospect Sports Partners, LLC. Prospect is a real estate development firm with experience in developing, constructing and operating commercial facilities. The sports facility condominium units will be owned, developed and operated by a not-for-profit entity (Agape Community Sports Services of King Park LLC).

PROJECT COSTS: AUTHORIZATION SOUGHT: \$11,815,000 Lease Transaction

COST OF CONSTRUCTION FOR NEW ADDITION	9,690,000
LAND AND/OR BUILDING ACQUISITION	
BUILDING DEMOLITION/CONSTRUCTION	
NON-MANUFACTURING EQUIPMENT	2,125,000

ARCHITECTURAL/ENGINEERING FEES

TOTAL PROJECT COSTS \$11,815,000

<u>EMPLOYMENT:</u>	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (Suffolk County)	--	--	--
PROPOSED (1 ST . YEAR)	100	\$12,700,000	\$127,000
PROPOSED (2 ND . YEAR)	--	--	--
GRAND TOTAL	100	\$12,700,000	\$127,000

Estimated Construction Jobs Created: 83

COMMENTS:

SCIDA PROJECT ABSTRACT

MEETING DATE: February 13, 2020

CONTACT: Cary Kravet, Manager
PHONE: 516-293-2000

APPLICANT NAME: Kravet Inc. (Cascelta Company LLC)
AND ADDRESS 225 Central Avenue South
Bethpage, NY 11714

PRINCIPALS: El Scala LLC (98%)

PRODUCT/SERVICES: Wholesaler and distributor of fabrics and home furnishings.

PRESENT FACILITIES: 225 Central Ave., S., Bethpage, NY 11714

NEW LOCATION/TAX MAP #: 1700 Walt Whitman Road, Melville, NY 11747
Tax Map # (400-268-1-014.000)

PROJECT DESCRIPTION: Purchase and renovation of a vacant 54,000 square foot building located at 1700 Walt Whitman Road, Melville to be used as the company headquarters.

PROJECT COSTS: AUTHORIZATION SOUGHT: \$16,575,000 Lease Transaction

PURCHASE PRICE OF EXISTING BUILDING	10,000,000
COST OF RENOVATIONS OF EXISTING BUILDING	5,300,000
ARCHITECTURAL/ENGINEERING FEES	200,000
NON-MANUFACTURING EQUIPMENT	1,000,000
LEGAL FEES	75,000
TOTAL PROJECT COSTS	<u>\$16,575,000</u>

<u>EMPLOYMENT:</u>	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Facilities)	590	\$42,000,000	\$71,186
PROPOSED (1 ST . YEAR)	233	21,000,000	90,128
PROPOSED (2 ND . YEAR)	--	--	--
GRAND TOTAL	233	\$21,000,000	\$90,128

Estimated Construction Jobs Created: 45

COMMENTS:

SCIDA PROJECT ABSTRACT

EXHIBIT C

MEETING DATE: February 13, 2020

CONTACT: Rosario C. Cassata, Managing Member

PHONE: 631-289-1219

APPLICANT NAME: Huntington Village Hotel Partners, LLC
AND ADDRESS 2 Victorian Court
Holtsville, NY 11742

PRINCIPALS: Cassata Holding Co., LLC (50%); Tsunis Huntington, LLC (27%); Stavros Vizirgianakis (17%)

PRODUCT/SERVICES: Real estate development and management.

PRESENT FACILITIES

NEW LOCATION/TAX MAP #: 227 Main Street, Huntington, NY 11743
(Tax Map #400-72-2-25.001/22)

PROJECT DESCRIPTION: Renovate the vacant Old Huntington Town Hall building of approximately 8,638 sq. ft., equip and construction of a new addition (53,636 square foot) to create an 80 room hotel. The hotel will be branded Hampton Inn and Suites with a boutique like interior, historic exterior, fitness center and complimentary breakfast for hotel guests.

PROJECT COSTS: AUTHORIZATION SOUGHT: \$24,235,048 Lease Transaction

PURCHASE PRICE OF EXISTING BUILDING	\$2,500,000
RENOVATIONS OF EXISTING BUILDING	1,250,000
COST OF RAW LAND	2,000,000
COST OF CONSTRUCTION FOR NEW ADDITION	14,915,400
ENGINEERING & ARCHITECTURAL FEES	503,600
NON MANUFACTURING EQUIPMENT	1,753,048
LEGAL FEES (BANK & COMPANY)	250,000
FINANCIAL CHARGES	988,000
OTHER FEES/CHARGES	75,000
TOTAL PROJECT COSTS	<u>\$24,235,048</u>

EMPLOYMENT:

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT	--	--	--
PRESENT	--	--	--
PROPOSED 1ST. YEAR	14	\$556,000	\$39,714
2ND. YEAR	--	--	--
GRAND TOTALS	14	\$556,000	\$39,714

Estimated Construction Jobs Created: 128

COMMENTS: