



Steven Bellone  
Suffolk County Executive

DRAFT MINUTES  
IDA REGULAR MEETING  
AUGUST 27, 2020

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

Excused Absence: None

Also Present: Anthony Catapano, Executive Director  
Kelly Morris, Deputy Executive Director  
Daryl Leonette, Executive Assistant  
Regina Halliday, Bookkeeper  
William Wexler, Esq., Agency Counsel  
Andrew Komaromi, Esq., Harris Beach PLLC, Transaction Counsel  
Melissa Bennett, Esq., Barclay Damon LLP, Transaction Counsel  
Gary Basso, Paralegal, Katten Muchin Rosenman LLP, Transaction Counsel  
David Chauvin, ZE Creative Communications

The Regular Meeting of the Suffolk County Industrial Development Agency was held remotely via Zoom. Members of the public were able to listen and view the Meeting through the Agency's website via its YouTube Channel. The Meeting was called to order at 12:40 p.m. by Natalie Wright, Chair of the IDA.

Ms. Wright stated this is the August 27, 2020 Regular Meeting of the Suffolk County Industrial Development Agency and for the record we have a quorum present on Zoom. The notice of the meeting followed the Open Meetings Law and the Meeting is being held pursuant to Executive Order 202.1 (2020) and further extended as set forth by the Governor of NYS.

Ms. Wright asked Mr. Catapano to proceed with the Meeting. Mr. Catapano proceeded with the roll call of Board Members. Also present were staff members, agency counsel, and transaction counsels. Ms. Wright stated for the Public Comment portion of the Agenda the public may submit comments via email to [info@suffolkida.org](mailto:info@suffolkida.org) or they may be mailed to the Suffolk County Industrial Development Agency. Mr. Catapano noted that there were no public comments received.

**OLD BUSINESS**

**Spectronics Corporation:** Request for a final resolution for a lease transaction.

Ms. Wright presented Exhibit A. The public hearing was held on August 19, 2020 and no comments were received. Mr. Catapano stated the Public Hearing was held via Zoom and it was live streamed through YouTube and on the Agency's website. Mr. Catapano stated we also left the public comment period open for an additional week, it closed August 26, 2020 at 3:00 pm for all three projects being considered today for a final approval. There were no further comments on any of the three projects.

After further discussion and;

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

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$6,678,500 for Spectronics Corporation facility.

Unanimously carried 6/0. A roll call was taken and it was unanimously carried 6/0.

**Select Products Holdings LLC:** Request for a final resolution for a lease transaction.

Ms. Wright presented Exhibit B. The public hearing was held on August 18, 2020 and no comments were received.

After further discussion and;

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

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$1,127,467 for Select Products Holdings LLC facility.

Unanimously carried 6/0. A roll call was taking and it was unanimously carried 6/0.

**Huntington Village Hotel Partners, LLC:** Request for a final resolution for a lease transaction.

Ms. Wright presented Exhibit C. A public hearing was held on August 20, 2020 and two comments were entered into record and were also sent to Board Members.

After further discussion and;

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

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$24,235,048 for Huntington Village Hotel Partners, LLC.

Unanimously carried 6/0. A roll call was taken and it was unanimously carried 6/0.

**Minutes**

The Minutes of the July 23, 2020 Regular IDA Meeting were accepted by Board Members.

After further discussion and;

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

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

Unanimously carried 6/0. A roll call was taken and it was unanimously carried 6/0.

The Meeting adjourned at 12:49 p.m.

The next meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for September 17, 2020.



MEETING DATE: 7/23/2020

**SCIDA PROJECT ABSTRACT**

**APPLICANT NAME:** Spectronics Corporation **CONTACT:** Jonathan Cooper  
President

**AND ADDRESS:** 956 Brush Hollow Road, Westbury, NY 11590 **PHONE:** 516-333-4840

**PRINCIPALS:** Richard Cooper (18.3%); Roger Cooper (15.85%); Bill Cooper 1997 Trust (13%); Iver Cooper (12.85%); Amie Cooper Voting Trust (11.25%); and Jonathan Cooper (10.75%); Florence Cooper Article Fifth 2005 Trust (6%).

**PRODUCT/SERVICES:** Manufacturer of ultraviolet lighting equipment and fluorescent materials, including: UV sanitizers, HVAC, automotive and industrial leak detection products; nondestructive testing lamps, radiometers and other specialty products.

**PRESENT FACILITY:** 956 Brush Hollow Road, Westbury, NY 11590

**Own: X Lease:** Acreage 4.72 Sq. Ft. 94,745

**NEW LOCATIONS/TAX MAP#S:** (1) 135 Maxess Rd., Melville - Tax Map # 400-267-01-037  
(2) 265 Spagnoli Rd., Melville - Tax Map # 400-266-1-2.004

**PROJECT DESCRIPTION:** The project involves separating the corporate and manufacturing operations into two locations. One building will be purchased to house corporate and administrative functions and the second location involves leasing of industrial space for manufacturing:

(1) 135 Maxess Rd., Melville, NY Facility: Purchase and renovate an existing 24,244 sq. ft. building on 1.33 acres to be used for corporate offices.

(2) 265 Spagnoli Rd., Melville, NY Facility: Lease and fit-out of 42,000 sq. ft. of space within a multi-tenant industrial building totaling 85,555 sq. ft. to be used for manufacturing the Company's ultraviolet and leak detection equipment and fluorescent materials.

**PROJECT COSTS** AUTHORIZATION SOUGHT: \$6,678,500 Lease Transaction

PURCHASE OF EXISTING BUILDING	\$4,750,000	(1) Maxess Rd. Facility
RENOVATION OF EXISTING BUILDING	1,200,000	(1) Maxess Rd. Facility
RENOVATIONS TO LEASED SPACE 2 -(Spagnoli Site)	0	Landlord is doing work on property
MANUFACTURING EQUIPMENT (Sales Tax Exempt)		
NON-MANUFACTURING EQUIPMENT (Warehousing, Fixtures, Office Equip.)	728,500 (1&2)	
LEGAL FEES		
OTHER FEES/CHARGES		
TOTAL PROJECT COSTS	<u>\$6,678,500</u>	

<u>EMPLOYMENT</u>	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	148	\$9,153,133	\$61,845
PRESENT (Suffolk County)	--	--	--
PROPOSED 1 <sup>ST</sup> . YEAR	95	6,815,260	71,739
PROPOSED 2 <sup>ND</sup> . YEAR	11	675,095	61,369
GRAND TOTALS	106	7,490,355	70,664

Estimated Construction Jobs Created:

COMMENTS: 7/23/20: Inducement resolution approved for an approximate \$6,678,500 lease transaction. Voting: 5 (NW,KH,AG,SC,JS) -- 0. Absent: 1 (GC).  
8/19/20: Public hearing held.

**SCIDA PROJECT ABSTRACT**

**EXHIBIT B**

MEETING DATE: July 23, 2020 CONTACT: Nick Galante, CEO  
PHONE #: (631) 421-6000 x 110

APPLICANT NAME: Select Products Holdings LLC  
AND ADDRESS 1 Arnold Drive  
Huntington, NY 11743

PRINCIPALS: Siamak Khezri (25%); Zoheir Aghravi (25%); Hamid Darouvar (25%);  
Justin Adelipour (25%)

PRODUCT/SERVICES: Manufacturer of paper products.

PRESENT FACILITIES: Own \_\_\_\_\_ Lease X Acreage 8.53 Total Sq. Ft. 126,000  
Occupying: 65,000 Sq. Ft.

NEW LOCATION/TAX MAP #: 1 Arnold Drive, Huntington, NY 11743  
(Tax Map # 400-104-1-33.1)

PROJECT DESCRIPTION: : To lease for up to 8 additional years approximately 65,000 sq. ft. of space in an existing 126,000 sq. ft. building and to purchase additional manufacturing equipment to manufacture facial tissue, paper napkins, towels, bath tissue, etc. In 2013, the Agency provided assistance to the Company as a startup manufacturing operation and the Company now employs 71 people.

PROJECT COSTS: AUTHORIZATION SOUGHT: \$1,127,467 Lease Transaction

REHAB. OF EXISTING BUILDING	
MANUFACTURING EQUIPMENT	250,000
OTHER COSTS, ETC.	877,467
TOTAL PROJECT COSTS	<u>\$1,127,467</u>

**EMPLOYMENT:**

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations: Suffolk & PA)	112	\$5,560,096	\$49,644
PRESENT (Suffolk County)	71	3,952,565	55,670
PROPOSED 1 <sup>ST</sup> . YEAR	3	91,260	30,420
PROPOSED 2 <sup>ND</sup> . YEAR	3	91,260	30,420
GRAND TOTAL	77	\$4,135,085	\$53,702

COMMENTS: 7/23/20: Inducement resolution approved for an approximate \$1,127,467 lease transaction.  
Voting: 5 (NW,KH,AG,SC,JS) – 0. Absent: 1 (GC).  
8/18/20: Public hearing held.

**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 \$24,235,048

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

Estimated Construction Jobs Created: 128

COMMENTS: 2/13/20: Inducement resolution approved for an approximate \$24,235,048 lease transaction. Voting: 5 (KH,AG,SC,JS,NW) – 0. Absent: 1 (GC).  
3/18/20: Public hearing cancelled due to COVID-19.  
7/23/20: Amendment to Application approved. Voting: 5 (NW,KH,AG,SC,JS) – 0. ABSENT: 1 (GC).  
8/20/20: Public hearing held.