



MEETING DATE: 10/22/2020

**SCIDA PROJECT ABSTRACT**

APPLICANT NAME: Contract Pharmacal Corporation (“CPC”) CONTACT: Eric Antman, Chief Financial Officer

AND ADDRESS: 135 Adams Avenue, Hauppauge, NY 11788 PHONE: [REDACTED]

PRINCIPALS: Matthew Wolf (39%); Mark Wolf (39%); Robyn Wolf-Eagle (22%)

PRODUCT/SERVICES: Develop, manufacture and package pharmaceuticals, over-the-counter drugs & dietary supplements for pharmaceutical companies, retail and wholesalers.

PRESENT FACILITIES:

Own: X Acreage: 4.5 Sq.Ft.107,009 135 Adams Avenue, Hauppauge, NY 11788  
 150 Commerce Dr., 160 Commerce Dr., 145 Oser Ave., 165 Oser Ave., 1324 Motor Parkway, 250 Kennedy Drive, 100 Marcus Blvd., 110 Plant Avenue and 150 Engineers Rd. – all located in Hauppauge, NY 11788.

NEW LOCATION/TAX MAP#: 150 Engineers Road, Hauppauge, NY, 11788  
 (Tax Map # 800-185-2-004.006)

PROJECT DESCRIPTION: Lease, renovate and equip 73,000 square feet of space in an existing 124,871 square foot building located at 150 Engineers Road, Hauppauge, NY 11788 to be used for manufacturing and distribution.

PROJECT COSTS AUTHORIZATION SOUGHT: \$3,600,000 Lease Transaction

|   |                           |
|---|---------------------------|
| PURCHASE OF EXISTING BUILDING   |                           |
| RENOVATION OF EXISTING LEASED BUILDING                                | \$350,000                 |
| COST OF CONSTRUCTION FOR BLDG. OR NEW ADDITION                        |                           |
| MANUFACTURING EQUIPMENT<br>(Sales Tax Exempt)                         | 3,000,000                 |
| NON-MANUFACTURING EQUIPMENT<br>(Warehousing, Fixtures, Office Equip.) | 250,000                   |
| ENGINEERING & ARCHITECTURAL FEES                                      |                           |
| LEGAL FEES  |                           |
| OTHER FEES/CHARGES  |                           |
| <b>TOTAL PROJECT COSTS</b>  | <b><u>\$3,600,000</u></b> |

EMPLOYMENT

|                          | <u># OF EMPLOYEES</u> | <u>ANNUAL PAYROLL</u> | <u>AVERAGE SALARY</u> |
|--------------------------|-----------------------|-----------------------|-----------------------|
| PRESENT (All Locations)  | 1,325                 | \$57,915,000          | \$43,709              |
| PRESENT (Suffolk County) | 1,325                 | 57,915,000            | 43,709                |
| PROPOSED 1ST. YEAR       | 30                    | 1,100,000             | 36,667                |
| PROPOSED 2ND. YEAR       | 10                    | 385,000               | 38,500                |
| <b>GRAND TOTALS</b>      | <b>1,365</b>          | <b>\$59,400,000</b>   | <b>\$43,516</b>       |

Estimated Construction Jobs Created:

COMMENTS: 10/22/20: Inducement resolution approved for a lease transaction in the approximate amount of \$3,600,000. Voting: 6 (NW,KH,AG,GC,SC,JS) – 0. Absent: 0.  
 11/10/20: Public hearing held.