



MEETING DATE: 10/22/2020

SCIDA PROJECT ABSTRACT

APPLICANT NAME: Rechler at Gabreski, LLC (245 Roger's Way)
245 Roger's HBD LLC

CONTACT: Gregg Rechler, Member

AND ADDRESS: 85 S. Service Road, Plainview, NY 11803

PHONE: [REDACTED]

PRINCIPALS: Gregg Rechler (30%), Mitchell Rechler (30%) & Estate of Donald Rechler (30%)

PRODUCT/SERVICES: Development of a business & technology park selected by Suffolk County to develop approx. 50 acres of land and 500,000 sq. ft. at the County owned Gabreski Airport pursuant to a long term ground lease.

PRESENT FACILITIES:

NEW LOCATION/TAX MAP#: 245 Roger's Way, Westhampton Beach, NY 11978
Town of Southampton - Tax Map # (0900-312.00-01.00-p/o 004.002)

PROJECT DESCRIPTION: Construction and equipping of approx. 91,000 square foot building on approximately 18.4 acres of land & demolition of an existing 7,633 sq. ft. building located at 245 Roger's Way, Westhampton Beach, NY to be leased to Amazon.com Services LLC as the tenant for warehouse & an e-commerce distribution facility. The proposed building will be used as a fulfillment center serving as a the last mile delivery station for customer's package orders for the eastern end of Long Island at the Suffolk County Gabreski Airport. This will be the fourth building in a series of eight to be constructed at the business park within the Airport.

PROJECT COSTS AUTHORIZATION SOUGHT: \$35,910,796 Lease Transaction

LAND (Carrying Costs, Lease, Taxes)	\$2,474,186
CONSTRUCTION - BUILDING OR NEW ADDITION	18,921,780
MANUFACTURING EQUIPMENT (Sales Tax Exempt)	
NON-MANUFACTURING EQUIPMENT (Amazon – Conveyor System)	7,500,000
ENGINEERING & ARCHITECTURAL FEES	1,085,225
LEGAL FEES	320,000
FINANCIAL CHARGES (Interest & Closing Costs)	2,731,553
OTHER FEES/CHARGES (IDA, Ground Lease Costs)	2,878,052
TOTAL PROJECT COSTS	<u>\$35,910,796</u>

EMPLOYMENT

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	--	--	--
PRESENT (Suffolk County-Shirley, NY)	70-75 (approx)	\$2,300,000 (est)	\$33,500
PROPOSED 1ST. YEAR	25	\$866,400	\$34,656
PROPOSED 2ND. YEAR	25	\$837,600	\$33,504
GRAND TOTALS	50	\$1,704,000	\$34,080

Project is estimated to create 90 - 100 construction jobs.

COMMENTS: 10/22/20: Inducement resolution approved for a lease transaction in the approximate amount of \$35,910,796. Voting: 6 (NW,KH,AG,SC,GC,JS) - 0. Absent: 0.

11/10/20 : Public hearing held.