



MEETING DATE: 2/25/2021

**SCIDA PROJECT ABSTRACT**

APPLICANT NAME: Regent Baby Products Corp. (400 Rabro LLC) CONTACT: Jay Pomerantz, Vice President

AND ADDRESS: 182 -20 Liberty Avenue, Jamaica, NY 11412 PHONE:

PRINCIPALS: Steven Pomerantz (33.33%), Roy Pomerantz (33.33%) & Jay Pomerantz (33.33%)

PRODUCT/SERVICES: Wholesale distributor of baby and pet products (e.g. pacifiers, bottles, wipes, apparel, toys, bathing and travel accessories, safety items)

PRESENT FACILITIES: Currently 2 facilities = 216,443 Square Feet

182-20 Liberty Ave., Jamaica, NY - Own – 85,000 Sq. Ft. 5.32 Acres  
 101 Marcus Drive, Melville, NY – Own - 131,443 Sq. Ft. - 9.2 acres

NEW LOCATION/TAX MAP#: 400 Rabro Drive, Hauppauge, NY 11788

Town of Islip - Tax Map # (0500-24-1.00-18.007)

PROJECT DESCRIPTION: Purchase, renovate and equip a 104,264 square foot building (ground floor space) and an 18,000 square foot mezzanine on approximately 7.14 acres for corporate administrative functions and wholesale distribution of baby & pet products. The renovations may include a partial removal of some of the mezzanine space for higher cube warehouse operations. The Company plans to acquire; forklifts, pallet racking, office furniture, equipment, building systems and a security system. The Company would like to relocate their headquarters from the Jamaica, NY facility to the Hauppauge facility.

PROJECT COSTS AUTHORIZATION SOUGHT: \$19,775,000 Lease Transaction

PURCHASE PRICE OF EXISTING BUILDING	18,500,000
COST OF RENOVATIONS TO EXISTING BUILDING	1,000,000
MANUFACTURING EQUIPMENT (Sales Tax Exempt)	
NON-MANUFACTURING EQUIPMENT	200,000
ENGINEERING & ARCHITECTURAL FEES	50,000
LEGAL FEES	25,000
FINANCIAL CHARGES	
OTHER FEES/CHARGES	
<b>TOTAL PROJECT COSTS</b>	<b><u>\$19,775,000</u></b>

**EMPLOYMENT**

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	32	\$2,665,886	\$83,308
PRESENT (Suffolk County)	4	235,640	58,910
PROPOSED 1ST. YEAR	28	2,430,249	86,795
PROPOSED 2ND. YEAR	--	--	--
TOTAL – IDA Project (400 Rabro Drive)	28	2,430,249	86,795
GRAND TOTALS in Suffolk County	32	\$2,665,888	\$83,309

Project is estimated to create 10 construction jobs.

COMMENTS: 2/25/21: Inducement resolution approved for an approximate \$19,775,000 lease transaction.  
 Voting: 5 (KH,AG,GC,JS,BB) – 0. Absent: 2 (SC,NW).  
 3/22/21: Public hearing held.