



MEETING DATE: 3/25/2021

**SCIDA PROJECT ABSTRACT**

APPLICANT NAME: BGNV AVE., LLC

CONTACT: Grant Havasy,  
Man. Partner

AND ADDRESS: 1046 New York Avenue, Suite B  
Huntington Station, NY 11746

PHONE: 

PRINCIPALS: Grant Havasy (50%); RH Family Trust (50%)

PRODUCT/SERVICES: Real Estate Development Company (Blue & Gold Holdings)

PRESENT FACILITIES: Constructed the first building in 2017 (BGRD Northridge LLC) under the master development agreement with the Town of Huntington and Renaissance Downtowns at Huntington Station, LLC to revitalize Huntington Station.

NEW LOCATION/TAX MAP#: New York Avenue, Huntington, NY 11747

Town of Huntington - Tax Map # (400-147-2-1)

PROJECT DESCRIPTION: Clear approximately .75 of land, construct a 20,337 square foot building on raw land located at New York Avenue, Huntington, NY 11746. The building will be used for mixed use 16 units of one bedroom rental apartments (13 market rate & 3 affordable) and approximately 2,800 square feet will be leased to one or two commercial/retail tenants. The purpose of the project is to foster the revitalization and redevelopment of downtown Huntington Station as part of the overall Huntington Station revitalization effort.

PROJECT COSTS AUTHORIZATION SOUGHT: \$5,742,800 Lease Transaction

COST OF RAW LAND	400,000
COST OF CONSTRUCTION FOR BUILDING OR NEW ADDITION	3,719,400
NON-MANUFACTURING EQUIPMENT	210,600
ENGINEERING & ARCHITECTURAL FEES	300,000
LEGAL FEES	125,000
FINANCIAL CHARGES	350,000
OTHER FEES/CHARGES	637,800
TOTAL PROJECT COSTS	<u>\$5,742,800</u>

EMPLOYMENT

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	--	--	--
PRESENT (Suffolk County)	--	--	--
PROPOSED 1ST. YEAR	0-2	\$60,000	\$30,000
PROPOSED 2ND. YEAR	2	60,000	30,000
GRAND TOTALS	4	120,000	30,000

Project is estimated to create 75 construction jobs.

COMMENTS: 3/25/21: Inducement resolution approved for a lease transaction for an approximate amount of \$5,742,800.  
Voting: 3 (KH,AG,SC). 1 (BB Voted No) – 1 (JS Abstained). Absent: 1 (NW). Motion failed to carry.  
4/22/21: Inducement resolution approved for an approximate \$5,742,800 lease transaction.  
Voting: 6 (NW,KH,SC,AG,GC,JS) – 1 (BB). Absent: None.  
5/18/21: Public Hearing held.

