



MEETING DATE: 05/16/2019

SCIDA PROJECT ABSTRACT

APPLICANT NAME: Hartz Mountain Industries, Inc.

CONTACT: James Rhatican,
Asst. General
Counsel & VP Land
Use & Devel.

AND ADDRESS: 400 Plaza Drive, Secaucus, NJ 07094

PHONE: [REDACTED]

PRINCIPALS: Hartz Mountain Industries - NJ, LLC (100%)

PRODUCT/SERVICES: The Company is a real estate acquisition, development and management company. The Company plans to construct two new warehouse buildings on a 53 acre site on two separate parcels located at 235 Pinelawn Road, Melville, NY 11747. The new buildings will be leased to third party tenants for warehousing and distribution.

PRESENT FACILITIES: N/A

Own: 0 Lease: 0 Acreage 0 Sq.Ft. 0 N/A

NEW LOCATION/TAX MAP#: 235 Pinelawn Road, Melville, NY 11747
(Tax Map #'s 400-270-1-8.1 & 400-270-1-24.1)

PROJECT DESCRIPTION: Demolition of an existing 414,000 sq. ft. building and construction of two buildings (North Parcel: 276,500 sq. ft.) and (South Parcel: 669,186 sq. ft.) totaling 945,686 sq. ft. located at 235 Pinelawn Road, Melville, NY 11747. The new buildings will be leased to prospective tenants & used for warehousing and distribution operations. The site is currently where Newsday is headquartered and Newsday will be relocating to other office space in the Melville area.

PROJECT COSTS AUTHORIZATION SOUGHT: \$190,479,892 Lease Transaction

PURCHASE OF RAW LAND	\$54,500,000
RENOVATION OF EXISTING BUILDING	
NEW ADDITIONS OF EXISTING BUILDING	\$125,939,180
MANUFACTURING EQUIPMENT (Sales Tax Exempt)	
NON-MANUFACTURING EQUIPMENT (Warehousing, Fixtures, Office Equip.)	
ENGINEERING & ARCHITECTURAL FEES	
LEGAL FEES	
OTHER FEES/CHARGES	\$10,040,712
TOTAL PROJECT COSTS	<u>\$190,479,892</u>

Project is estimated to create 857 construction jobs.

EMPLOYMENT

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	--	--	--
PRESENT (Suffolk County)	--	--	--
PROPOSED 1ST. YEAR	300 - 400	\$12,000,000 - \$16,000,000	\$40,000
PROPOSED 2ND. YEAR	300 - 400	\$12,000,000 - \$16,000,000	\$40,000
GRAND TOTALS	600 - 800	\$24,000,000 - \$32,000,000	\$40,000

COMMENTS: 5/16/19: Preliminary inducement resolution approved for an approximate \$190,479,892 lease transaction.
Voting: 4 (TW,PZ,KH,AG) – 0. Absent: 3 (GH,SC,GC).

9/17/20: Full inducement resolution approved for an approximate \$190,479,892 lease transaction.
Voting: 6 (NW,KH,AG,SC,GC,JS) – 0. Absent: 0.

10/19/20: Public hearing held.

10/22/20: Final resolution approved for an approximate \$190,479,892 lease transaction.
Voting: 4 (NW,KH,SC,GC) – Opposed 2 (AG,JS). Absent: 0.

2/25/21: Project closed for \$190,479,892 lease transaction.