



MEETING DATE: 1/27/22

SCIDA PROJECT ABSTRACT

APPLICANT NAME: BGMaySt., LLC – The Landmark at Huntington Station CONTACT: Grant Havasy, Man. Member
1046 New York Avenue, Suite B

AND ADDRESS Huntington Station, NY 11746 PHONE: [REDACTED]

PRINCIPALS: Grant Havasy (100%)

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

PRESENT FACILITIES: Constructed 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. The second building (BGN YAVE, LLC) was a 2021 SCIDA project and is under construction and was not part of the Town’s master development agreement but located in the Town’s same targeted development area of Huntington Station.

NEW LOCATION/TAX MAP #: New York Avenue, Huntington, NY 11747
Tax Map # (400-147-2-5)

PROJECT DESCRIPTION: Clear approximately .53 acres of land, construct a 21,525 square foot building on raw land located at New York Avenue, Huntington, NY 11746. The building will be used for mixed use 18 units (14 one bedroom and 2 – 2 bedroom apartments) and 2 commercial units (approximately 4,000 square feet will be leased to commercial/retail tenants). The units will be 13 units market rate & 3 units affordable (1 bedrooms). 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: \$7,315,500

COST OF RAW LAND	700,000
COST OF CONSTRUCTION FOR BUILDING/NEW ADDITION	5,063,000
NON-MANUFACTURING EQUIPMENT (Warehousing, fixtures, office equip.)	300,000
ENGINEERING & ARCHITECTURAL FEES	467,000
LEGAL FEES	157,500
FINANCIAL CHARGES	282,500
OTHER FEES/CHARGES	345,500

TOTAL PROJECT COSTS \$7,315,500

EMPLOYMENT:

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

Project is estimated to create approximately 50 construction jobs.

COMMENTS: 1/27/22: Inducement resolution approved for an approximate \$7,315,500 lease transaction.
Voting: 6 (NW,KH,GC,SC,BB,JS) – 0. Absent: 0.
2/15/22: Public hearing held.