

MINUTES
IDA REGULAR MEETING
FEBRUARY 17, 2022

Present: Natalie Wright, Chair
Kevin Harvey, Vice Chair
Gregory Casamento, Secretary
Josh Slaughter, Member

Excused Absence: Sondra Cochran, Treasurer
Brian Beedenbender, Member

Also Present: Anthony Catapano, Executive Director
Daryl Leonette, Executive Assistant
Regina Halliday, Bookkeeper
Lori LaPonte, Agency Accountant
William Wexler, Esq., Agency Counsel
Andrew Komaromi, Esq., Harris Beach PLLC, Transaction Counsel
William Dudine, Esq., Katten Muchin Rosenman LLP, Transaction Counsel
William Weir, Esq., Nixon Peabody LLP, Transaction Counsel
Carolyn Trespasz, Esq., Barclay Damon, LLP, Transaction Counsel
Greg Gordon, ZE Creative Communications
James Madore, Newsday
Lisa Broughton, Suffolk County Department of Economic Development & Planning
Christina DeLisi, Assist. To Commissioner Drago, S.C. Dept. of Labor
Grant Havasy, Managing Member, BGMaySt, LLC – The Landmark at Huntington Station
Lou Fiore, Esq., Forchelli Deegan Terrana, for Prospect Sports
Grant Newburger, Director of Communications & Organizing, Building & Construction Trade Council of Nassau & Suffolk Counties

Ms. Wright indicated that the documents for this meeting can be accessed and are posted to the IDA's website at <https://www.suffolkida.org/resources/> under the Board Meetings tab.

The Regular Meeting of the Suffolk County Industrial Development Agency held in the Arthur Kunz Memorial Planning Library Conference Room located on the 2nd Floor of the H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY was called to order at 12:30 p.m. by Ms. Wright, Chair of the IDA.

This is the February 17, 2022 Regular Board Meeting of the Suffolk County Industrial Development Agency and for the record, we do have a quorum present. The Meeting is being held both as an in-person Meeting and remotely pursuant to "Chapter 1 of the Laws of 2022 of New York State, permitting any public body to hold public meetings by telephone and video conference and/or similar device".

website www.suffolkida.org, Watch Meeting menu option, and will be linked to the Agency's YouTube Channel.

Mr. Catapano proceeded with a roll call and two Board Members are present attending in-person and Mr. Casamento and Mr. Slaughter attending remotely.

PUBLIC COMMENT

Ms. Wright asked if there was any public comment and Mr. Catapano replied no not at this time.

OLD BUSINESS

BGMaySt, LLC – The Landmark at Huntington Station: Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit A. BGMaySt, LLC – The Landmark at Huntington Station is a real estate development company operated by Blue & Gold Holdings and Mr. Grant Havasy. Mr. Catapano stated Board Members approved this project at the January 17, 2022 Meeting. On February 15, 2022 a public hearing was held and one individual made a comment Mr. Grant Newburger, Director of Communications and Organizing, Building & Construction Trade Council of Nassau & Suffolk Counties. Mr. Catapano indicated that Mr. Newburger's comments were previously emailed to Board Members and were also read at the Meeting.

Mr. Catapano stated Grant Newburger, Director of Communications and Organizing, Building Trades Council of Nassau and Suffolk County is present but chose not to make any additional comments. Mr. Catapano then read Mr. Newburger's comments he made from the February 15, 2022 public hearing: "Mr. Newburger stated he would like to put on public record that the Building Trades Council of Nassau and Suffolk County would like to be included in the discussion on any IDA PILOT in general. Mr. Newburger indicated he wanted to make a public comment to assure to include prevailing wage and any construction project and we want a project labor agreement. Thank you."

Mr. Catapano stated that the public hearing was also held live on our Youtube channel and we had a court reporter present taking the transcript of the hearing. Mr. Catapano indicated that we just received a letter this morning that is addressed to Natalie Wright from Ms. Leah Jefferson, Executive Director of the Town of Huntington Community Development Agency/Huntington Economic Development Corporation. Mr. Catapano indicated the letter reads; "I am writing this letter on behalf of BGMaySt., LLC and the Landmark at Huntington Station, and to offer full support of their application to the Suffolk County IDA. The applicant has been essential to the revitalization of Huntington Station after decades of blight, and is a welcome asset to the community. This new development would also bring much needed affordable rentals to the area in addition to the market units and retail space. Without the incentives, this property simply would not come to fruition. It is my hope that the Board will support and vote in favor of this project. Sincerely Leah M. Jefferson, Executive Director, Town of Huntington Community Development Agency & Town of Huntington Economic Development Corporation."

After further discussion and;

Upon a motion by Mr. Slaughter, seconded by Mr. Casamento, it was:

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$7,315,500 for BGMaySt, LLC – The Landmark at Huntington Station facility.

Unanimously carried 4/0. A roll call was taken for the vote.

Rechler at Gabreski, LLC (230 Roger's Way): Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit B. Rechler at Gabreski, LLC (230 Roger's Way) is the development of a business and technology park selected by Suffolk County to develop approximately 50 acres of land and 500,000 sq. ft. at the County owned Gabreski Airport pursuant to a long term ground lease. This project is the fifth and final project for Rechler at Gabreski at the Gabreski Airport in Westhampton Beach, NY. The Board approved this project at the January 17, 2022 Meeting. The public hearing was held on February 14, 2022 and no comments were received. Mr. Catapano stated a nice article was written by James Madore, Newsday about this project and we will circulate to Board Members later today. Mr. Harvey stated in support of what was just said he was a business agent for 25 years and personal business took him out to the site. Mr. Harvey said he would like to complement Rechler on a very nice job of incorporating the structure with respect to the community and the jobs it has created.

After further discussion and;

Upon a motion by Mr. Harvey, seconded by Ms. Wright, it was:

RESOLVED, to approve a final resolution for a lease transaction in the approximate amount of \$36,109,256 for Rechler at Gabreski, LLC (230 Roger's Way) facility.

Unanimously carried 4/0. A roll call was taken for the vote.

Spellman High Voltage Electronics Corporation: Consent to amend the 2019 project documents to add its real estate company as the owning entity of its building.

Mr. Catapano presented Exhibit C. Spellman High Voltage Corporation is a manufacturer of high voltage power supplies for medical and scientific diagnostics including providing the power supplies for fiber optic cables that sit on the ocean floors throughout the world. Mr. Catapano stated that the IDA has had a long standing relationship with Spellman High Voltage and assisted them initially in the 1990's and have done several projects with the Company. Spellman High Voltage Electronics Corporation is an international company with offices in Japan, China and Europe. The Company's headquarters is located at 475 Wireless Blvd., Hauppauge. Spellman would like to add their real estate entity and amend the documents. The last project that the IDA did for Spellman was in 2019 and it involved renovations to the Wireless Blvd. facility; increase engineering capacity and make the building more modern. Originally the building was corporately owned and it is common for companies to have a real estate entity involved in the ownership. In 2019, when the Company did the transaction with the IDA the real estate entity was not in place and they would like to have it undertaken at this time. Mr. Catapano stated we need to insert the real estate entity into the documents. Traditionally, when companies come to the IDA for assistance they have their real estate entity ready to be set up for the transaction.

After further discussion and;

Upon a motion by Mr. Slaughter, seconded by Mr. Casamento, it was:

RESOLVED, to approve the amendment of the 2019 project documents to add Spellman High Voltage Electronics Corporation real estate Company as the owning entity of its building.

Unanimously carried 4/0. A roll call was taken for the vote.

OTHER BUSINESS

Minutes

The Minutes of the January 27, 2022 were accepted by Board Members.

After further discussion and;

Upon a motion by Mr. Slaughter, seconded by Mr. Casamento, it was:

RESOLVED, to adjourn the Regular Meeting of the Suffolk County Industrial Development Agency.

Unanimously carried 4/0. A roll call was taken for the vote.

The Meeting adjourned at 1:05 p.m.

The next Regular Meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for March 24, 2022.