



MEETING DATE: 5/20/2021

SCIDA PROJECT ABSTRACT

APPLICANT NAME: Hartz Mountain Industries, Inc. (Spagnoli Road Site)

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 plans to construct a 411,000 sq. ft. building on a 35.96 acre site. The new building will be leased to third party tenants for manufacturing, warehousing and distribution.

PRESENT FACILITIES: N/A

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

NEW LOCATION/TAX MAP#: Spagnoli Road (no street # yet), Melville, NY 11747
(Tax Map #'s 400-266-1-7.003 & 400-266-1-014.005)

PROJECT DESCRIPTION: Construction of a 411,000 sq. ft. building. The new building will be leased to prospective tenants & used for manufacturing, warehousing and distribution operations. The site was formerly owned by National Grid.

PROJECT COSTS

AUTHORIZATION SOUGHT: \$98,376.00 Lease Transaction

PURCHASE OF RAW LAND	\$37,001,000
RENOVATION OF EXISTING BUILDING	
NEW ADDITIONS OF EXISTING BUILDING	\$57,375,000
MANUFACTURING EQUIPMENT (Sales Tax Exempt)	
NON-MANUFACTURING EQUIPMENT (Warehousing, Fixtures, Office Equip.)	
ENGINEERING & ARCHITECTURAL FEES	
LEGAL FEES	
OTHER FEES/CHARGES	\$4,000,000

TOTAL PROJECT COSTS \$98,376,000

Project is estimated to create 225 FTE construction jobs.

EMPLOYMENT

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	--	--	--
PRESENT (Suffolk County)	--	--	--
PROPOSED 1ST. YEAR	100-150	\$4,500,000 - 6,750,000	\$45,000
PROPOSED 2ND. YEAR	100-150	\$4,500,000 - 6,750,000	\$45,000
GRAND TOTALS	200-300	\$9,000,000 -13,500,000	\$45,000

COMMENTS: 5/20/21: Table the request for an Inducement Resolution. Voting: 5 (KH,AG,SC,BB,JS) – 1 (NW). Absent 1 (GC).
4/28/22: Inducement resolution approved for an approximate \$98,376,000 lease transaction.
Voting: 4 (NW,KH,SC,JS) – 0. Absent: 2 (BB,GC).
5/16/22: Public hearing held.