Mr. Kevin Harvey, Vice Chair who is presiding over the Meeting today indicated that the documents for this meeting can be accessed and are posted to the IDA’s website at [https://www.suffolkida.org/resources/](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 12:45 p.m. by Mr. Harvey, Vice Chair of the IDA.

This is the July 28, 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”. The Meeting is also being livestreamed. Members of the public may listen and view the Meeting via the Agency’s website www.suffolkida.org. Watch Meeting menu option, and will be linked to the Agency’s YouTube Channel.

Mr. Catapano welcomed Sarah Lansdale as a new Board Member of the Suffolk County IDA. Mr. Catapano stated Natalie Wright took a position with the Community Development Corporation of Long Island and she resigned from the Suffolk County IDA Board.

Mr. Catapano proceeded with a roll call Kevin Harvey, Josh Slaugher, Brian Beedenbender, Cris Damianos, Sarah Lansdale are attending in-person with Gregory Casamento and Sondra Cochran attending remotely. We have a full Board today seven members are present.

PUBLIC COMMENT

Mr. Harvey asked if there are any public comments and Ms. Murphy replied there are no public comments.

Mr. Harvey welcomed Sarah Lansdale to the Suffolk County IDA Board. Mr. Harvey thanked Natalie Wright for her services she filled the position admirably she was a strong leader and we appreciate her duty to the County and her obligation in helping the County move forward with economic development. We also wish her the best of luck as she moves forward in her new endeavor.

Mr. Harvey stated as a result we have to make some changes to the Board Members slate of Officers as follows:

2022 Slate of Officers

Appointing: Sarah Lansdale, Chair

2022 Committee Assignments Audit & Finance Committee
Governance & Compliance Committee

Appointing: Sarah Lansdale to Audit & Finance and Governance & Compliance Committees
Appointing: Cris Damianos to Governance and Compliance Committees

2022 Signatories on Agency Accounts:

There are six signatories that are authorized on the Agency Accounts with two out of the six signatories being required on the accounts. The six signatories are the four officers and two staff members. The preference is to have one officer and one staff member as the two signatories. The following authorization needs to take place to replace Natalie Wright who used to be a signatory on the accounts and will be replaced by Sarah Lansdale.

Mr. Wexler stated Natalie Wright should be removed from the Agency Signatory Account and Mr. Harvey agreed.

After further discussion and;

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

RESOLVED, that Sarah Lansdale be appointed as Chair of the IDA Board and appointed to the Audit & Finance Committee; Governance & Compliance Committee and made an authorized signatory on the Agency Accounts. The Agency also appointed Cris Damianos to the Governance & Compliance Committee.

Unanimously carried 7/0. A roll call was taken for the vote.
NEW BUSINESS

WHBH Real Estate LLC (Seven Beach Lane LLC): Request for an inducement resolution for a lease transaction.

Mr. Catapano presented Exhibit A. WHBH Real Estate LLC (Seven Beach Lane LLC) is involved in real estate development and management. The project involves the partial demolition, renovate historic portion of the Grassmere Inn (3,680 sq. ft.) and construct an addition (5,570 sq. ft. in rear of Inn) to the existing vacant 6,374 sq. ft. building formerly the Grassmere Inn located in Westhampton Beach, NY. The cottage which is also vacant and in disrepair (2,170 sq. ft.) will be demolished. The facility will be redeveloped to restore the original Inn and create a new modern high-end 16 room boutique hotel. The new combined structure will total 9,250 sq. ft. which includes revitalized outdoor porches, decks and entrances. The hotel will have an outdoor pool and lounge; outdoor bar and restaurant; indoor bar and restaurant and an outdoor fitness and gathering area. Mr. Catapano indicated they are trying to restore and preserve the historic structure that is from the original tavern building. The total project cost is approximately $11,000,000 and the project will create 7 jobs.

Mr. Catapano introduced Kevin Gremse, Sr. Director, National Development Council who previously reviewed the project and presented it to Board Members with a power point presentation.

Mr. Beedenbender asked Mr. Gremse, the hotel, motel tax does that go to the County or to Long Island Tourism and is there a group that receives a large amount of that. Mr. Catapano said the official tourism agency is Discover Long Island that receives a share of the tax from the County. Mr. Jonathan Keyes, Economic Development and Planning said the entirety of it goes to the County and there is a sub-allocation designated to tourism which in this case is Discover Long Island. Mr. Slaughter said typically when you show us the numbers with the payment-in-lieu-tax (PILOT) and without the PILOT is there a reason there is no comparison under Appendix 2 in your pro-forma. Mr. Gremse responded on the residential developments he does that to show the taxes with full taxes it results in negative cash flow or just marginal would be unfeasible. The taxes are $100,000 pretty significant with full taxes would they be able to do that no, however, the projections from the developer are very aggressive. There is not undue enrichment and there is a high level of risk for undertaking this investment that is the reason. He did not present that because it’s not clear that if they paid full taxes it’s not financially feasible it is significant with a high level of risk so the PILOT is an important piece. Mr. Slaughter stated that he had some reservations based on the financial data that was provided that typically on other hotel projects you have shown us what is expected as far as percentage, debt ratio and cash, etc. These numbers are significantly higher than some of the past projects higher then what would be necessary. Mr. Slaughter stated it seems the project would be financially feasible without assistance and that is what we have to determine is the benefit necessary to move it forward. There is a likelihood that this project happens anyway. Mr. Gremse stated Mr. Slaughter it is obvious that you have read everything that has been presented for this development and thank you for your attention to detail. For the previous hospitality projects that he reviewed the PILOT has been different than the standard 485 b. The performance on this project is stronger but there are significant issues for investing in a property like this. The current unit cost is very significant per square foot. Mr. Gremse indicated that he went into more financial detail than the other hospitality projects to justify the longer abatement schedules although this is a standard 485 b. When you have a schedule that is beyond the standard commercial, it lends itself to more of the financial analysis to justify a longer schedule and a higher starting abatement schedule.

Mr. Daniel Baker, Esq., Certilman Balin, Counsel to WHBH Real Estate LLC (Seven Beach Lane) addressed the Board and also introduced Corey Gluckstal, Managing Member of WHBH Real Estate LLC to Board Members. Mr. Baker stated he wanted to reply to some comments made the cost involved here because of the retention of the front part of the building which is over 100 years old and to keep the historic feel and getting approval from the Village. The developer wants to retain it, it is extremely costly due to the steel skeleton and costly for the developer to do this project because of the nature of the existing building. Mr. Baker addressed Mr. Slaughter’s comments and said the increasing costs which can be for any application before you. To build and get materials and get financing to make this project happen requires the IDA benefits. We did have discussion and are
agreeable to keeping the PILOT as proposed at 10 years rather than going longer which is what we had initially asked for in the application. The reality is to do this project and do it the right way it requires these benefits and without them it cannot be done. The nature of this project is to create a high-end product that will be located in Westhampton Beach and the expectations this will attract visitors from New York City and the metro area. They want to come to Long Island and there is no place like this in that area. It will be a great addition to Westhampton Beach and will lend itself to supporting local businesses and restaurants. Mr. Baker introduced Corey Gluckstal, Managing Member, WHBH Real Estate LLC (Seven Beach Lane) to Board Members. Mr. Gluckstal stated that he is a real estate professional with, Peconic Equities and has been in real estate for over 15 years and developing real estate for approximately 7 years. His most relevant project is the rehabilitation of the old Fire Island Hotel located in Ocean Bay Park, NY it was very run down and he performed and completed a $3.5 million renovation. Shortly thereafter, around St. Patrick’s Day, March 2020 the world shut down due to COVID-19. He completed the renovation and added value to the Ocean Bay Park Community and the Town of Brookhaven our constituents, clients and customers and Town of Brookhaven have shared that with them. Mr. Gluckstal stated he was fortunate to make a transaction with the former owner of Seven Beach Lane in the spring of 2020 not knowing what the COVID pandemic would bring to them. When he purchased the Grassmere Inn he did not anticipate the high level of remote work and travel demand. We are fortunate to see the market grow and we think that the Village of Westhampton Beach has invested a tremendous amount of dollars public and private into its Main Street with new roadways, and a sewer project at Gabreski Airport that are very important to the community. We are very excited about this project in Westhampton Beach that we have named Seven Beach Lane. We seemed to be facing a very volatile economy and market that is unpredictable, the Federal Reserve raised their rates yesterday inflation is scary. We have been through three phases of budgets and estimating on this project to see costs skyrocket through the roof. We are building a project that is intentionally designed to incorporate our customers from out of the area into Main Street and benefit the restaurants, shops and beaches of Westhampton Beach. However, if not for the benefits and ability to receive IDA benefits this would be a very challenging project. Ms. Cochran asked has historic preservation come into play with this project yet because the building is old. Mr. Gluckstal replied they have not and we have gone through our architectural review process with Westhampton Beach there is no landmark or preservation requirement on our part. However, because of the nature of the building and the appreciation for what we bought we have elected to keep the historic inn known as the Grassmere Inn. We believe the building is from the 1880’s there is limited public record of how far back it goes. The infrastructure of the building dates itself and he was encouraged to demolish the building because of its structural integrity but he chose not to. Restoration is very expensive and Mr. Gluckstal want to keep the section of the original building and is doing that. With this commitment comes a very robust skeleton of steel and concrete footings and infrastructure and foundation going into the building. What we are designing will be unique to Long Island and we are proud of that. The design portion was a lot of fun and now we have to roll up our sleeves and make it work. Mr. Beedenbender said the application states a 20 year PILOT but the proposed PILOT is for 10 years is this a result of our statute. Mr. Beedenbender asked Mr. Gremsen you stated that the 10 year is more applicable to this project. Mr. Gremsen replied with a longer PILOT comes further justification that a longer schedule is necessary and acknowledges the extreme risk involved in this could make an absolute but-for statement on this. There is a higher level of risk when you are dealing with hospitality industries. The outside investors that invest in hospitality properties need higher returns to compensate for the offset the higher level of risk. Mr. Gremsen stated in the last two years hospitality and their investors took a big hit. This is partly the reason why there is a higher expectation of higher returns for the hospitality industry because there is a higher level of risk involved. Mr. Beedenbender said did they decide on a 10 year PILOT because those benefits are appropriate or to be in accordance with the schedule that we have done in the past. Mr. Gremsen said we did not think we could go to 15 years and justify it. Mr. Beedenbender stated the average salaries seem very high for a hotel which is great, an average salary of $100,000 for seven employees. Mr. Gluckstal replied there was an omission of servers and a good amount of the headcount due to seasonality’s and the reason it was missed because there were rows hidden in the excel sheet they were using. Mr. Gluckstal said IDA staff had questioned the jobs and salary, which caused him to review it again. We anticipate the head count being approximately 14; 7 jobs that will be management, executive chef, sous chef, manager, assistant manager. However, all the servers and the seasonal employees that will be brought into the property based on demand will bring that number up substantially and in turn bring the average salary down. Mr. Gluckstal said this was a clerical error on his part. Mr. Slaughter stated that he thinks this is a great project and will be a great
addition to the Westhampton Beach community and attracting people from New York City. Mr. Slaughter stated that he is in favor of this project. He thought the economic study painted a great picture for this hotel and he feels that the benefit may not be needed. The report says that the supply has been growing at a slower rate than the demand so there is a demand for more rooms like this on the east end. The non-high end hotels like the Hampton Inn were hit hard from the pandemic it was interesting to see that the luxury hotels on the east end were not hit as hard they were actually able to survive. The NDC report shows factors in high cost rehabilitation and what your construction costs are going to be with inflation prices. If the numbers reflect that and it is still showing returns and numbers that you can do very well with this project without the IDA’s assistance. Mr. Slaughter said it is the but-for question and as a fiduciary representative of the taxpayer and trying to ensure that we provide these benefits and discounts on taxes that it is absolutely necessary. Also that this project will help facilitate jobs and projects that otherwise would not happen he is not convinced that this shows that. Mr. Gluckstal replied the outright bullish market on the seasonal hotel is dropping, inflation is out of control. As an operator of another hotel we are experiencing rate drops and you don’t pick them up on a report. Mr. Gluckstal said he believes that HVS and Eric Brown did a great job of capturing what the new reality is. The supply chain costs and rising material costs and construction is out of control and if not for benefits like this would not be a successful business plan. The rising interest rate environment, inflation, construction cost and in general market risk those are the reasons why we need this benefit. Mr. Gluckstal indicated that he had a construction meeting this week and they are getting bids 30% higher than we obtained 90 days ago and the HVS consultant didn’t know when he did the study these are economic conditions that change real time and the need for the IDA benefits has grown. There is rate pressure on operating hotels, bookings have dropped and people are traveling overseas again as seen at Mr. Gluckstal’s Fire Island Hotel.

After further discussion and;

Upon a motion by Mr. Damianos, seconded by Mr. Beedenbender, it was:

RESOLVED, to approve an inducement resolution for a lease transaction in the approximate amount of $11,596,785 for WHBH Real Estate LLC (Seven Beach Lane) facility.

Unanimously carried 7/0. A roll call was taken for the vote.

OLD BUSINESS

**Venture One Acquisitions, LLC:** Request for consent to change the owner operator entity to RLP III 49 Wireless Owner LLC.

Mr. Catapano presented Exhibit B. Venture One Acquisitions, LLC is a real estate development company. The project involves the demolition of an existing vacant 90,702 sq. ft. office building and construction of a new 123,970 sq. ft. industrial warehouse facility for lease to one or more tenants. Mr. Catapano stated this project received final approval at the May 19, 2022 Meeting. There was a change in ownership structure that required a supplemental public hearing to be held. The majority owners are US Regional Logistics Program III, L.P. an affiliate of USAA Insurance Company, the new owner along with Venture One will also be RLP III 49 Wireless. This was briefly discussed at the last Meeting. The information is also described in the public hearing notice which was held July 26, 2022. There were no comments received at the public hearing. We do allow which has been customary during the pandemic to keep the period open for comments beyond the actual public hearing date. In this case the comment period was until July 27, 2022 at 3:00 p.m. Mr. Catapano stated that we received a comment from the Teamsters Joint Council 66 regarding the project. In April 2022, the Teamsters submitted a similar letter and the Weber Law Group submitted a letter in response and again in June 2022. Mr. Catapano indicated that the Teamsters Council 66 is concerned that the warehouse will possibly be an Amazon last mile facility. Amazon looked at this property a year or two ago to purchase or lease from the former owner of the property and they decided to not move forward on it. The original owner of the property Tritect Development was looking to create 300 multi-family apartments in the facility. The property has been looked at for different uses. When Amazon was looking at the building the size would have been 64,000 square feet and now the way it is structured with the new owners Venture One and RLP III it is about a 125,000 square foot building. Mr. Catapano
stated all the approvals are complete the benefits stay in place, this is just to acknowledge the change in the ownership. Mr. Catapano stated Garrett Gray, Esq., Weber Law Group Counsel to Venture One and Brian McDonagh, V.P. Northeast Region of Venture One are here to answer any questions. Mr. Catapano stated Venture One Real Estate is not an owner but will continue to manage and oversee the project.

After further discussion and;

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

RESOLVED, to consent to change the owner operator entity to RLP III 49 Wireless Owner LLC for the Venture One Acquisitions, LLC facility.

Unanimously carried 7/0. A roll call was taken for the vote.

**Hartz Mountain Industries, Inc. (Spagnoli Road Site):** Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit C. Hartz Mountain Industries, Inc. (Spagnoli Road Site) plans to construct a 411,000 sq. ft. building on a 31.32 acre site. The new building will be leased to prospective tenants and used for manufacturing, warehousing and distribution operations. Mr. Catapano stated the project was initially approved April 28, 2022 and the public hearing was held on May 16, 2022. The final resolution was proposed at the May 19, 2022 IDA Meeting and did not carry. At that time, Mr. Catapano said it seemed as though the Board wanted a review and report done by Kevin Gremse of the National Development Council (NDC). Mr. Gremse completed the report but was on vacation for the June 23, 2022 IDA Meeting and was not available to answer any questions and therefore it was tabled.

Mr. Catapano stated Mr. Gremse is available today for this Meeting and Mr. Gremse gave a brief power point presentation to Board Members. Mr. Slaughter asked similar to the prior report what would be needed from the bank to provide financing and what metrics need to be met this is showing percentages above that without a PILOT. Mr. Gremse asked percentages above what and Mr. Slaughter replied cash on cash, debt coverage ratio these numbers are significantly higher than what would be needed even without a benefit. Mr. Gremse stated those that I showed cash on cash and yield to cost are extremely modest. You need a $20 baseline rent to achieve a 7% yield to cost, that’s a baseline but the investors would like to see that improve they will have to get rents higher than what they projected at 20 so 20 is your break-even point. Mr. Slaughter said he can only compare this to similar projects that we approved in recent months like Venture One. They felt comfortable with $23 a square foot for their facility anyone building right now is seeing the numbers get to that level. Mr. Gremse replied they are still 40-50% higher than what is regarded as market for industrial properties. Mr. Slaughter asked is this going to be a 65% debt finance project, Mr. Rhatican had said in the past they might be constructing this site with cash initially is that accurate. Mr. Rhatican replied yes that is our plan it is how we do these projects we build with cash equity and then finance when the property is built and has stabilized. Mr. Slaughter asked at the May 2022 Meeting, Mr. Beedenbender was discussing the project and you made a comment that this project wouldn’t get built if you did not receive the benefits. Can you explain that and what you would do with this property and what would you build there if you didn’t receive the benefits. Mr. Rhatican replied probably nothing in the short term we have a project on the former Newsday site, two buildings the smaller one has been leased and the larger one has not. Mr. Rhatican said we would not build this project we would be competing against ourselves with a project on Spagnoli Road with no incentives versus a project with incentives. Mr. Rhatican stated that he met with IDA Staff before we purchased this and explained what we wanted to do. We had confidence that this was a project that could qualify for incentives. Mr. Rhatican stated that he submitted a letter from his economic consultant and also submitted a report in 2020 and 2021, it is a very volatile real estate market. Mr. Rhatican stated that Mr. Slaughter had requested an analysis of cost on Long Island vs. other markets he hopes the Board had a chance to review. Mr. Beedenbender stated there have been several instances where there is a vote and it doesn’t fail but it is not approved and then it comes back before the Board what is our policy. Mr. Catapano stated the By-Laws address that, if something does not carry it does not mean it is defeated. There must be four votes to move something forward or to defeat something unlike some other
municipalities. Mr. Beedenbender stated that he voted negatively last time on Hartz Mountain and he has not changed his mind.

After further discussion and;

Upon a motion by Mr. Damianos, seconded by Ms. Cochran, it was:

RESOLVED, to approve the final resolution for Hartz Mountain Industries, Inc. Spagnoli Road facility.

The motioned carried 5/2 with Mr. Beedenbender and Mr. Slaughter voting no. A roll call was taken for the vote.

Minutes

The Minutes of the June 23, 2022 IDA Meeting were accepted by Board Members.

After further discussion and;

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

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

Unanimously carried 7/0. A roll call was taken for the vote.

The Meeting adjourned at 2:00 p.m.

The next Regular Meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for August 25, 2022.
SCIDA PROJECT ABSTRACT

MEETING DATE: July 28, 2022

CONTACT: Corey Gluckstal, Authorized Member
PHONE: 516-660-0423

APPLICANT NAME: WHBH Real Estate LLC (Seven Beach Lane LLC)
AND ADDRESS 35 Pinelawn Road, Suite 214E
Melville, NY 11747

PRINCIPALS: Corey Gluckstal (Managing Member, 3.7%)

PRODUCT/SERVICES: Real estate development and management.

PRESENT FACILITIES: Own X Lease _ Acreage 1.03 Sq. Ft. Inn 6,374 sq ft & Cottage 2,170 sq ft
(Total 8,481 sq. ft.)

NEW LOCATION/TAX MAP #: 7 Beach Lane, Village of Westhampton Beach, NY 11978
(Tax Map #905-11-3-10)

PROJECT DESCRIPTION: Partial demolition (rear annex 4,459 sq ft), renovate historic portion of Inn
(3,680 sq ft) and construct an addition (5,570 sq ft in rear of Inn) to the existing vacant 6,374 sq. ft.
building formerly the Grassmere Inn located in Westhampton Beach, NY. The cottage which is also
vacant & in disrepair (2,170 sq ft) will be demolished. The facility will be redeveloped to restore the
original Inn and create a new modern high-end 16 room boutique hotel. The new combined structure
will total 9,250 sq ft which includes revitalized outdoor porches, decks and entrances. The hotel will
have an outdoor pool and lounge; outdoor bar and restaurant; indoor bar and restaurant and an outdoor
fitness and gathering area.

PROJECT COSTS: 

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<th>Item</th>
<th>Amount</th>
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<td>OTHER FEES/CHARGES (GC fees, labor, insurance)</td>
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TOTAL PROJECT COSTS $11,596,785

Project is estimated to create 30 construction jobs.

EMPLOYMENT:

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<td>GRAND TOTALS</td>
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<td>$103,784</td>
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AUTHORIZATION SOUGHT: $11,596,785 Lease Transaction
SCIDA PROJECT ABSTRACT

APPLICANT NAME: Venture One Acquisitions, LLC
AND ADDRESS: 9500 Bryn Mawr, Suite 340, Rosemont, IL 60018
PRINCIPALS: Venture One Real Estate, LLC (100%)
PRODUCT/SERVICES: Real Estate Holding Company
PRESENT FACILITIES: N/A
NEW LOCATION/TAX MAP#: 49 Wireless Boulevard, Hauppauge, NY 11788
Town of Smithtown - Tax Map # (600-181-1-1.51)
PROJECT DESCRIPTION: Demolition of an existing vacant 90,702 sq. ft. office building and construction of a new
123,970 sq. ft. industrial warehouse facility for lease to one or more tenants.
PROJECT COSTS

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<td>TOTAL PROJECT COSTS</td>
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Project is estimated to create 220 construction jobs.

EMPLOYMENT

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COMMENTS: 3/31/22: Inducement resolution approved for an approximate $44,290,000 lease transaction.
Voting: 5 (NW,KH,GC,BB,JS) - 0. Absent: 1 (SC).
5/19/22: Final resolution approve for an approximate $44,290,000 lease transaction.
Voting: 5 (NW,KH,SC,BB,JS) – 0. Absent: 1 (GC).
7/26/22: Public hearing held.
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: 201-348-1200

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)

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  

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<tr>
<td>MANUFACTURING EQUIPMENT</td>
<td>(Sales Tax Exempt)</td>
</tr>
<tr>
<td>NON-MANUFACTURING EQUIPMENT</td>
<td>(Warehousing, Fixtures, Office Equip.)</td>
</tr>
<tr>
<td>ENGINEERING &amp; ARCHITECTURAL FEES</td>
<td></td>
</tr>
<tr>
<td>LEGAL FEES</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>OTHER FEES/CHARGES</td>
<td>$98,376,000</td>
</tr>
</tbody>
</table>

TOTAL PROJECT COSTS: $98,376,000

Project is estimated to create 225 FTE construction jobs.

EMPLOYMENT

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

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.  
5/19/22: Final resolution for a lease transaction did not carry. Voting: 3 (NW,KH,SC) - 2 (JS,BB). Absent: 1  
(GC).  
6/23/22: Table the request for a final resolution. Voting: 5 (NW,KH,JS,BB,CD) - 0. Absent: 2 (SC,GC).