



ACCEPTED BY BOARD MEMBERS
5/19/22

MINUTES
IDA REGULAR MEETING
APRIL 28, 2022

Present: Natalie Wright, Chair
Kevin Harvey, Vice Chair
Sondra Cochran, Treasurer
Josh Slaughter, Member

Excused Absence: Gregory Casamento, Secretary
Brian Beedenbender, Member

Also Present: Anthony Catapano, Executive Director
Kelly Murphy, Deputy Executive Director
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
Melissa Bennett, Esq., Barclay Damon, LLP, Transaction Counsel
Greg Gordon, ZE Creative Communications
James Madore, Newsday
Lisa Broughton, Suffolk County Department of Economic Development & Planning
Brian McDonagh, V.P., Venture One Acquisitions, LLC
Garrett Gray, Esq., Weber Law Group LLP, Counsel to Venture One Acquisitions, LLC
Lou Fiore, Esq., Forchelli Deegan Terrana, LLP, Counsel to Spectronics Corp.
Jay Ratican, Hartz Mountain Industries, Inc.
Christina DeLisi, Assist. to Commissioner Drago, S.C. Dept. of Labor
Grant Newburger, Nassau Suffolk Building Trades Council
Marty Aracich, Nassau Suffolk Building Trades Council
John Cush, Ironworkers Local 361
Ryan Stanton, Long Island Federation of Labor

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 April 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 live streamed. 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 proceeded with a roll call Natalie Wright, Kevin Harvey, Sondra Cochran and Josh Slaughter are all present. Ms. Cochran is attending remotely. Mr. Beedenbender and Mr. Casamento are absent and there is a quorum.

PUBLIC COMMENT

Ms. Wright stated there were several public comments and Ms. Wright introduced Ryan Stanton, Long Island Federation of Labor to Board Members. Mr. Stanton indicated that he is here to speak generally and stated he appreciates the Board and the staff's commitment to economic development. Mr. Stanton stated the Union movement is constantly engaged with economic development with projects in Nassau and Suffolk counties. At the core of the success of economic development is ensuring that it is high road economic development. Mr. Stanton said he would like to reiterate the importance and value when we make investments we consider whether or not the project can happen, does it support good quality jobs, quality wages and benefits in the community. We all know your commitment to the tax-payer and commitment to our region and for that we say thank you and acknowledge that we share that commitment and highlight those principles and values where we sign up for support or oppose a specific project we are not here to do that today. Mr. Stanton indicated that he hopes that the IDA keeps the principle in mind.

Ms. Wright introduced Matthew Aracich, Nassau Suffolk Building Trades Council to Board Members. Mr. Aracich stated he agrees with what Mr. Stanton said previously. We would also like to see that everything is high-road development with wages and benefits that are relevant to the area and mimic labor standards. Mr. Aracich thanked everyone for the Long Island First Policy that was instrumental in making sure that all the conversations that we have had with both the IDA's are actually meaningful. We have had an engagement with the Hartz Mountain group, we met with Jay Rhatican and Legislator Kevin McCaffrey, Suffolk County Legislator and had a fruitful conversation. One of the things that came up was the idea that we will have every opportunity to work with the developer and make sure there is total transparency and communication from the beginning to the end. We would like to make sure that when we speak about transparency, if there is an opportunity to show how prices are included with everyone that bids including something such as insurance. Mr. Aracich thanked Hartz Mountain and their group as well as members of the Board for putting this together this is how Suffolk County will thrive.

Ms. Wright asked if there were any other public comments and Mr. Catapano said there is a letter in the IDA packet from Suffolk County Legislator Tom Donnelly. His letter states that he hopes there will be open lines of communication, open dialogue and transparency in regard to the Hartz Mountain project.

OLD BUSINESS

225 Northport LLC (Northport Hotel): Request for consent to use the C-PACE Financing program.

Mr. Catapano presented Exhibit A. 225 Northport LLC is involved in hospitality and lodging and the project involves the demolition of an existing 17,610 square foot vacant office/bank building and construction and equipping of a 25,500 square foot building including structured parking on a .84 acre lot for a 24 room boutique inn and restaurant located at 225 Main Street, Northport.

Mr. Catapano stated this project closed in January 2020 and there have been many COVID-19 related delays in construction and increases in the cost of construction. The Company is looking to utilize the C-PACE financing program created by NYS which uses authority given to a municipality to offer financing for property owners to fund energy efficiency and renewable energy projects on new and existing commercial structures. If a facility is constructed in a certain way they are eligible for programs and the County has signed on to these programs. New York State created a program Energy Improvement Corporation (EIC) Council and there is a municipal agreement and the counties have entered into the Energize NY Open C-Pace program. The financing and loans

through this program are provided by a bank or capital provider and not the local municipality. The 225 Northport LLC (Northport Hotel) would like to utilize the program to supplement its financing and borrow approximately \$4.1 million. The property owner agrees to repay the financing through a special assessment. 225 Northport LLC has a proposed 23 year term with C-PACE and would be a lien on the property like an assessment, it carries forward on the property not to the borrower unless the loan is prepaid. The IDA closing documents indicate that any encumbrances need to be consented to by the Board which is why this is being brought before the Board. Ms. Wright indicated that the C-PACE Program is great if you are a building owner and want to make energy efficiency improvements on your project, without the C-PACE program you would incur the entire cost of that project. Mr. Harvey asked do we have an idea of what the financing is specifically used for or is that part of the application. Mr. Catapano replied for their energy conservation and it has to be because that is the nature of the C-PACE program. Lisa Broughton, Suffolk County Economic Development and Planning stated this program when it first came out could be paired with other financing and IDAs. The idea was that anyone doing construction would benefit if they went the extra step to make it more energy efficient to install energy improvements (better windows, heating & cooling systems, solar, etc.) and it would be a great pairing with the IDAs.

After further discussion and;

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

RESOLVED, to approve the use of the C-PACE Financing Program for 225 Northport LLC (Northport Hotel) facility.

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

Spectronics Corporation: Request for consent to sublease space.

Mr. Catapano presented Exhibit B. Spectronics Corporation is a manufacturer of ultraviolet lighting equipment and fluorescent materials, including: UV sanitizers, HVAC, automotive and industrial leak detection products; nondestructive testing lamps, radiometers and other specialty products. The project involves separating the corporate and manufacturing operations into two locations. The locations are 135 Maxess Road and 265 Spagnoli Road, Melville, NY. Mr. Catapano indicated that this project closed with the IDA in November, 2020 and the business was formerly in Westbury, NY. Mr. Catapano stated that John Cooper is the President of Spectronics Corp. and they are still in the process of doing renovations. The Company is leasing the Spagnoli Road facility a multi-tenant building and leasing 42,000 sq. ft. of space. Spectronics Corp. does not think they will initially need or utilize approximately 8,000 sq. ft. of warehouse space but plan to grow into that space in the future and they are interested in sub-leasing it to an existing tenant that is currently in the building. Potentially subleasing of space was not included in their original application, sometimes businesses that come before the Agency will lease up or purchase a larger building with the expectation of growing into the space. Mr. Catapano stated this was not mentioned in their application therefore, the Board has to consent to it. Three years is usually the Agency's threshold in determining the short term sub-lease, so it is something that the Board has to agree to. Mr. Harvey stated in the letter from Spectronics it states they are requesting a fourth year and Mr. Catapano replied it is a determination by Spectronics, if they want to do that.

Mr. Catapano introduced Mr. Lou Fiore, Esq., Forchelli Deegan Terrana LLP, Counsel to Spectronics Corporation to answer any questions. Mr. Fiore stated Spectronics has an option for a fourth year to give them flexibility. The tenant does not have the right to stay before we exercise the fourth year we will come back to the Agency. Mr. Harvey said will the language be included in the tenant agreement so that they realize they don't have an option and Mr. Fiore said yes. Mr. Harvey stated is it reasonable to assume that Spectronics will be able to fulfill the job employment requirement during that 3 year period. Mr. Fiore replied they are not utilizing any jobs from the 8,000 square feet and they intend to meet their obligation with the IDA. Mr. Fiore also stated the Company is trying to minimize the loss of not using the 8,000 sq. ft. and they are not making a profit on the space.

After further discussion and;

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

RESOLVED, to approve the request to sublease space for Spectronics Corporation facility.

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

Suffolk Industrial Recovery Corp./140 Corporate Drive, LLC (PK Metals): Request for consent to enter into an option agreement for a portion of the land for a battery energy storage facility.

Mr. Catapano presented Exhibit C. Suffolk Industrial Recovery Corp./140 Corporate Drive, LLC (PK Metals) is a recycling company of ferrous, non-ferrous metals, plastic, cardboard and electronic waste. The project involves the purchase, renovation and equipping of an existing 56,173 sq. ft. building on 7 acres to be used for recycling of E-Waste and industrial plastic. Mr. Catapano stated this project closed in December, 2012. Suffolk Industrial Recovery Corp./140 Corporate Drive, LLC (PK Metals) has some excess land and they were approached by Hexagon Energy an independent development company, (a copy of their qualifications are were provided) to explore placing a Battery Energy Storage facility on their site at 140 Corporate Drive, Holtsville, NY. There is a proposed option agreement and not a lease to allow them to explore the feasibility of creating a battery energy storage facility on the property and it requires the IDA's consent. If it progresses further then the process to an actual lease would need to be consent to by the Agency as well. Other IDA's throughout the State have been involved with Battery Energy Storage facility but so far we have not. However, we may see Hexagon Energy come back to the Agency for assistance if their project moves forward. This is part of New York State's initiative for green technology and alternative energy sources. Mr. Weir stated Mr. Eric Russo is the Counsel for 140 Corporate Drive, LLC (PK Metals) was trying to get into the meeting but was unsuccessful.

After further discussion and;

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

RESOLVED, to approve entering into an option agreement for a portion of the land for a battery energy storage facility for Suffolk Industrial Recovery Corp./140 Corporate Drive, LLC (PK Metals) facility.

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

Venture One Acquisitions, LLC: Request for a final resolution for a lease transaction.

Mr. Catapano presented Exhibit D. 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. An inducement resolution was approved for this project at the March 24, 2022 IDA Meeting. A public hearing was held April 25, 2022 and we received two letters, one from Teamsters Joint Council 16 based in New York City and one from Venture One Real Estate, LLC from Garrett Gray, Esq., Weber Law Group, Counsel to Venture One Acquisitions, LLC. Copies were sent to Board Members and they are also posted on our website. There were no comments made at the in-person public hearing other than the two letters. Mr. Catapano indicated that many of the issues that the Teamsters Joint Council 16 have is in regard to Amazon as a possible tenant in the building not seen necessarily to the landlord or Venture One. Board Members had requested additional information from Venture One and they submitted building construction cost estimates comparing New Jersey and Long Island and was distributed and is also posted on the Agency's website. Mr. Catapano stated Mr. Garrett Gray, Esq., Weber Law Group, Counsel and Brian McDonagh, V.P. of Venture One Acquisitions, LLC are here to answer any questions. Mr. Slaughter stated we have been getting many of these types of projects and he has done some research on this type of industrial development on Long Island. The Long Island Business News reported in October that this industrial space was going to be coming along. Many projects come before the Agency and it is clear that the

project could be done elsewhere whether it is healthcare or pharmaceutical facility. They have operations throughout the country and we have to make sure that we are competitive to keep the jobs here. The distribution warehouse facilities are needed here for the Long Island market regardless of costs in other parts of the region and states. There is not enough information that the project will not be done without our assistance and also that we are in jeopardy of losing it to competition in other areas. Many other projects that have come before the Board the sale is contingent upon the Agency's assistance because they cannot do it without us and they cannot enter into the sale without knowing they have the assistance. The distribution company projects they have already been purchased and owned for several years. For these types of projects we should request more financial information as we do with the housing projects and we get a better picture before moving forward. Mr. Slaughter stated he does not have enough information about the project to make a determination as to can they afford to do this without our assistance. Mr. Slaughter indicated that he does not feel comfortable to move forward without more information and it should be able to be provided. Maybe the Agency can assist with sales tax and construction on certain projects without giving them the property tax abtements. Mr. Harvey asked Mr. Wexler since we utilize Mr. Gremse, NDC for the financial analysis on projects is there any way he can partake in a similar survey with these applications and Mr. Wexler replied he does not know if that analysis is strictly in his wheelhouse. Maybe there is someone at NDC that can do it, I will call. Mr. Catapano stated that Mr. Gremse's analysis was utilized because housing is not our area of expertise of the Agency. When Mr. Gremse looks at it he is sizing the property tax abatement because some of the developers of residential housing are aggressive in their requests. We did not know if it was correct and that is why we have Mr. Gremse. Mr. Catapano stated that Mr. Gremse analysis is geared towards correctly sizing the abatement that is being considered to be proposed. Mr. Catapano stated being an Industrial Development Agency we should be able to do the industrial projects. The abatement overall savings of 27.5% is 10 years at the level of 50% in year one is the minimum amount that the Agency provides to a project. Ms. Murphy stated it offsets the cost on a short-term basis for a long-term investment. We request and look at financials as part of our due diligence and we are looking at Ms. Wright's staff about doing the Implan economic model. Ms. Murphy said she would defer to the clients to answer any questions as they are here. Mr. Wexler stated if there is more in-depth data that you would like to see we can play it case by case. Mr. Catapano said existing local businesses need warehouse space and they rent space because they do not have the facility in their plant to distribute from. As far as jobs and the average salary, that is just a floor or a base for the tenants that is a placeholder that the applicant put into their application as an estimate you cannot be overly be optimistic you have to put some minimum in as an estimate. Ms. Murphy stated we encourage the applicants to be conservative; we are doing compliance reporting currently. Almost always they over perform on the number of jobs which is a requirement and the salaries which is not required by State reporting system but we are very strict about requiring. Mr. Harvey said from a Board Members perspective this is all speculative building, it is an unknown and in today's financing world and the IDA is acting like a bank, we are giving money to someone that is going to give us economic development in return where as a bank is going to get interest. In today's market place there is not a bank that does not ask you for as much specific information as possible, otherwise they will not lend to you. Mr. Harvey said to Mr. Slaughter's point, one of the things to be concerned about is we get the best bang for our buck and get as much information from the applicant as possible so we can make an informed decision. Not that we don't want economic development, because our track record over the years speaks for itself as to our rating in the State we just want to make sure that we have as much as we can do to make what we believe to be the right decision. Mr. Slaughter stated we want to see projects move forward, without our assistance it is a greater benefit for the taxpayer. Our mission is to stimulate economic growth that otherwise would not happen. We are also the last check for the taxpayer to make sure this is the right thing to do on behalf of them.

Ms. Murphy stated we are thrilled to see new construction happening there is so much vacant space for industrial for us that is the core of our mission. Whatever the Board needs we will work with you to provide that and I am sure the applicants feel the same way. Mr. Slaughter said it is the nature of the facility it is needed on Long Island and it is to service the Long Island area it cannot be done in New Jersey or Connecticut they want to be here on Long Island. This facility is going to be built regardless if it cannot be done without our help then we need to be there to make sure it happens. Ms. Murphy stated there is so much additional cost getting product on and off the Island. Ms. Cochran asked if we are trying to get this additional information from an applicant we will have to identify what type of information that we want first. Are we going to request this information in a

separate attachment or include it in the application. Ms. Cochran stated that she agrees with Mr. Slaughter the more information we get the better off we are and the IDA to protect ourselves against backlash.

Ms. Wright stated that she would like to give the applicant an opportunity to respond and Mr. Gray said with respect to the IDA creating a policy of additional information being requested he does not think it should be applied retroactively we answered all the questions that was requested and happy to give you the information that Mr. Beedenbender requested at the previous meeting. We supplied a spreadsheet that compared New York to Northern New Jersey and you can see the vast difference. As said in the IDA application, we have been asked if you do not get the benefits will the project move forward it is easy to say and move on. This is an Illinois based company with industrial warehouses all over the mid-west and the northeast. The company recently entered the New York market with two projects both in the Town of Islip and the Islip IDA granted benefits and we moved forward. Mr. Gray stated similarly we found a parcel in the Industrial Park in Hauppauge which is the purview of the Suffolk County IDA. If the proposed benefits that the IDA would be giving is factored into Venture One's decision whether or not to move forward with this project or not. That is why we have contingency language in all our contracts that say if we do not get the benefits, we can vitiate the contract. The purpose of IDA's as Mr. Catapano stated is the exact type of project that this Board assists. The project will create construction jobs and an additional 30 jobs at a salary of \$40,000. The salary is a floor we expect that number to go up. Mr. Gray indicated that he represents Contract Pharmacal they promised 600 jobs and they ended up with 1,200 jobs. Contract Pharmacal is the poster child for this Board and Venture One is in that category.

Mr. McDonagh, V.P., Venture One said the reason we are seeking these benefits is to lower the overall costs by way of example. Generally speaking in reference to industrial leases, we do not pay taxes that is a cost that is incurred by the operator. Mr. Slaughter stated he would like to make a motion to table this to see if we can get additional information. It is specific types of projects, we are not doing this for every applicant that comes before us other types of projects can clearly show that there is an ability to leave to lower cost regions that can be a threat. Mr. Slaughter stated does the Company need the benefit to pass on to the end user to make this work and he does not think it is a difficult task to provide the financial information. Mr. Gray stated if you are developing a new policy of asking for information for speculative industrial warehouses we request that it be applied on a moving forward basis as the applicant is already in the pipeline and provided everything. Mr. Wexler stated the Board has the right to be informed as they deem necessary. Mr. Harvey asked the applicant if there is anybody that can provide the Board with a more detailed analysis of what we are requesting so that we can have a better overview on this. Mr. McDonagh said I think we can compare labor with construction when you are doing research it is difficult to see what you are missing because land costs are higher. The benefit allows us to capture those groups that want to service Long Island and be here, the unemployed and well-educated labor force the operational costs are still higher it allows them to come here whereas they could go to Philadelphia for 50% of the operational costs. Mr. Harvey said your explanation, analysis or comparison helps give us a better understanding of the costs you incur. We have to look at this more carefully moving forward. Our track record of the Suffolk County IDA speaks for itself, we are number one or number two in the State. We are incredibly friendly towards economic development; there is a comfort level that we would like to see in some of this speculative development.

After further discussion and upon a motion by Mr. Slaughter and seconded by Ms. Cochran it was;

RESOLVED, to Table the request for a final resolution for Venture One Acquisitions, LLC.

The motion carried to table 4/0. A roll call was taken and the project was tabled 4/0.

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

Mr. Catapano presented Exhibit E. 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 indicated that this is the second project for Hartz Mountain Industries, Inc. This project is located on Spagnoli Road on a vacant National Grid property. The building will be leased to tenants and they are unknown at this time and the project is

approximately \$98 million dollars. Mr. Catapano stated the Board tabled this project request at the May 2021 IDA Meeting. One of the requests from Board Members was an updated impact study which was completed. The fiscal and economic impact summary that was completed by Nelson Pope Voorhis was dated July 16, 2021. The applicant reviewed the study and made sure that it was current information. Mr. Catapano stated the Long Island First Policy has been updated and since Hartz Mountain's application had already been submitted they were not obligated to comply with the updated Policy. Hartz Mountain agreed to comply with the updated policy and a letter and signed Long Island First Policy was submitted to the Agency and provided to Board Members. There was an issue with the Pinelawn Road project with the steel erection of the building and there is a letter dated April 22, 2022 from Hartz stating that they will have a place for the local steel workers on the site. Mr. Catapano stated Hartz does not have the general contractor selected yet, once they do we are going to recommend that we all have a meeting with Hartz, general contractor, stakeholders, Labor Trades, ABLI and LIBI to make sure everyone is on the same page and there are open lines of communication and none of the information getting misunderstood by anyone. Mr. Catapano stated Mr. Jay Rhatican, V.P., Land Use and Development Assistant General Counsel is present on behalf of Hartz Mountain Industries, Inc. Mr. Rhatican stated the application was filed approximately a year and a half ago and tabled about a year ago. We were asked to update our financial information which was done. The construction costs that are reflected in the 2021 report did not go up modestly but we did lock-up the pricing on the steel and the tilt up which are the two biggest items. The project is projected to create approximately 225 construction jobs and the overall labor value of that is about \$30 million dollars to the region. The projected number of employees at this site is 250 jobs projected by our consultant and the total income in approximately \$15 million annually. The site on Spagnoli Road has never been developed there is a small area that National Grid used for training. The taxes are about \$160,000 a year that would increase to \$1.2 million, it is over \$1 million increase in tax revenue. Some plans are being revised and we are going back to the Planning Board we want to create a building that is more easily sub-divided because large spaces are not easily rented here. Once we have final approval from the Planning Board we will go out to bid for a general contractor, we expect that by the end of the year. Mr. Rhatican said we agreed to comply and sign the updated Long Island First Policy out of good faith with the exception to the steel and cement wall panels. We wanted everyone to know that we had a contract on the steel and did not want it to come up at a later date. We agreed to abide by the Long Island First Policy but we already purchased these materials. Mr. Rhatican stated that he spoke with Mr. Aracich, Nassau Suffolk Building Trades Council and Suffolk County Legislator McCaffrey and made the commitments that Mr. Aracich describes. We will have a general meeting once the general contractor is chosen and make sure that everyone is present.

Mr. Slaughter said he would like to see more financial information on this project. There was an article about Amazon possibly occupying space at Hartz's previous project and they were asking to pull out of the IDA benefits is that true. Mr. Catapano replied we have not been approached with this yet maybe Mr. Rhatican can address it. Mr. Rhatican replied on the Pinelawn Road project there were two parcels (north and south) the north parcel is the small one and Amazon has signed a lease for that parcel. They still have a termination right, they may ask us to terminate the agreement with the IDA for that north parcel. They have not asked us to do that yet, which creates a burden on us since we have approvals that were granted for the overall site and they were bifurcated last year. There would have to be a lot more jobs created in the south parcel if that were the case. We are not in any negotiations on the south building and it is almost complete we are trying to get a tenant. Mr. Slaughter asked why does Amazon have concern over the tax benefits that might be beneficial to them and Mr. Rhatican replied he is not on the negotiation side and does not know. Mr. Harvey asked Mr. Rhatican if he could supply the Board with some information as we did with the previous applicant. Mr. Rhatican replied this application was submitted a year and half ago and we really want to go to market on this project and lock-up a tenant. We provided additional information over a year ago, I ask that the Board move forward and we can provide information on this for the public hearing or the final vote. Mr. Catapano said this vote is for a preliminary approval today questions can be addressed at the meeting of the final approval. Mr. Wexler said how about responding within 30 days, Mr. Rhatican said he has to speak to people in his office that sounds okay. Mr. Wexler stated we will do the same for Mr. Gray and Venture One Acquisitions, LLC 30 days. Ms. Murphy stated the one difference between the projects is that Hartz Mountain had the fiscal and economic impact analysis, is there additional information that can point the Board towards the finance. Mr. Rhatican replied yes it does project the jobs and salary wages the Board has that report. Ms. Murphy stated that maybe some of the Board's questions

can be answered from the report. Mr. Slaughter indicated that he reviewed the report it does provide some of the information that will be helpful from the other applicant. Mr. Harvey stated he looked at the report also but he still has some questions. Ms. Wright stated the steel materials for the Hartz Mountain project have been purchased but the erection of the steel has not been done. Mr. Rhatican stated that had to be contracted on a collective basis we got the labor included in that. We met with Mr. Aracich and Legislator McCaffrey we committed to using local ironworkers.

After further discussion and;

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

RESOLVED, to approve an inducement resolution for a lease transaction in the approximate amount of \$98,376,000 for Hartz Mountain Industries, Inc. facility.

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

Minutes

The Minutes of the March 31, 2022 were accepted by Board Members.

After further discussion and;

Upon a motion by Mr. Harvey, seconded by Ms. Cochran, 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 1:50 p.m.

The next Regular Meeting of the Suffolk County Industrial Development Agency is tentatively scheduled for May 19, 2022.