

Nassau County Industrial Development Agency

Governance Committee Agenda

June 28, 2016, 5:00 p.m.

I. Board Roll Call

John Coumatos	Present
Chris Fusco	Present
Tim Williams	Present

Others Present

Joseph J. Kearney, Esq.
Edward A. Ambrosino, Esq.
Paul O'Brien, Esq.
Joseph Foarile
Colleen Pereira
Nicholas Terzulli, Esq.


II. Business and Discussion

- a. Review and recommend changes to the Uniform Tax Exempt Policy
- b. Review Project Monitoring and Compliance Policy
- c. Review and recommend changes for Applicant for Financial Assistance
- d. Review Uniform Project Agreement
- e. Review Uniform Project Criteria

New State legislation requires review and modification of some existing policies and procedures. The IDA community studied the legislation and came up with uniform responses. Nassau IDA has not had to change substantially; most NCIDA documents already comply with new legislation.

Tim Williams moved to recommend changes to and adopting of the forgoing polices. Chris Fusco seconded the motion. The motion carried unanimously.

III. Unanimous voice vote to adjourn.



John Coumatos
Chairman

Christopher Fusco

Nassau County Industrial Development Agency

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John Coumatos
Chairman


Christopher Fusco

Nassau County Industrial Development Agency

Board Meeting Minutes

June 28, 2016, 5:00 p.m.

I. Board Roll Call

John Coumatos	Present
Chris Fusco	Present
Tim Williams	Present
Mike Rodin	Excused
Gary Weiss	Excused

Others Present

Joseph J. Kearney, Esq.
Edward A. Ambrosino, Esq.
Paul O'Brien, Esq.
Joseph Foarile
Colleen Pereira
Nicholas Terzulli, Esq.

II. Approval of April 5, 2016 Board Meeting Minutes

Chris Fusco moved to accept Minutes as presented. John Coumatos seconded the motion. The motion carried unanimously.

III. Bills and Communications

N/A

IV. Committee Reports

The Governance Committee met to discuss recent changes to the IDA enabling statute. Chris Fusco moved to recommend Governance Committee policy updates to the Board. John Coumatos seconded the motion.

V. Unfinished Business

N/A

VI. New Business and Discussion

a. Keystone Electronics

The Applicant presented a two property transaction – proposing to relocate their entire Queens, NY based manufacturing facility into two Nassau County properties, one via lease and one via purchase. Applicant is seeking sales tax, mortgage recording tax, and property tax exemptions. Applicant was courted to leave NY State. Applicant will create over 128 new jobs in Nassau County. Staff highly recommends approval.

NCIDA Board Chairman Tim Williams said that he expects local unions be given the opportunity to bid on renovation projects.

John Coumatos moved to approve the following resolutions for the Project and Chris Fusco seconded the motion:

NCIDA 2016-27 Keystone Jericho Turnpike SEQR Resolution
NCIDA 2016-28 Keystone Jericho Turnpike PILOT Deviation Approval Resolution
NCIDA 2016-29 Keystone Jericho Turnpike Inducement/Approving Resolution
NCIDA 2016-30 Keystone Denton Avenue SEQR Resolution
NCIDA 2016-31 Keystone Denton Avenue PILOT Deviation Resolution
NCIDA 2016-32 Keystone Denton Avenue Inducement/Approving Resolution

The motion carried unanimously.

b. Engel Burman at Underhill, LLC Preliminary Resolution

Applicant is seeking a preliminary inducement from the NCIDA to support a tax-exempt bond issuance for an income bracketed assisted living facility. The resolution will allow the Applicant to reimburse themselves for certain costs associated with the project out of bond proceeds. The project would include the construction of two buildings totaling 280 units of assisted living. 20% of all residents will have an earned income of 50% or less of area median income.

NCIDA Board Member Chris Fusco said: On the record, I would like to thank Engel Burman for the work they bring to Long Island and the service they do for the community.

Chris Fusco moved to approve the following resolutions:

NCIDA 2016-33 Engel Burman Preliminary Resolution
NCIDA 2016 – 34 Underhill Senior Preliminary Resolution

John Coumatos seconded the motion. The motion carried unanimously.

c. Long Island Fire Door

NCIDA General Counsel did not participate in the discussion of this project and left the board room.

Applicant is a manufacturer of fire proof doors and door frames headquartered in Port Washington. Applicant is a third generation family business employing over 300 people. Many of its employees are members of the Carpenters Union. Pennsylvania was pursuing Applicant; Applicant is seeking a campus-PILOT to protect against future tax increases and committing jobs to Nassau County for the length of the PILOT term. Applicant currently owns two properties and is expanding and purchasing a third. Applicant is committed to ensuring union contractors have the ability to bid on renovation jobs related to the Project. Staff recommends the project.

John Coumatos moved to approve the following resolutions:

NCIDA 2016-35 LIF Industries SEQR Resolution
NCIDA 2016-36 LIF Industries PILOT Deviation Approval Resolution
NCIDA 2016-37 LIF Industries Inducement/Approval Resolution

Chris Fusco seconded the motion. The motion carried unanimously.

d. Salrum Associates

Applicant is seeking to construct a self-storage facility in Plainview, NY. The property is currently vacant and formerly housed an oil-storage facility. Project is over 100,000 sq ft and, according the Applicant, is subject to Town of Oyster Bay apprenticeship program requirement. Applicant is seeking financial assistance to purchase property and construct facility. Self-Storage facilities have low

municipal impact. Applicant will reach out to Nassau Suffolk Building Trades regarding bid solicitation for construction project.

Chris Fusco moved to approve the following resolutions:

- NCIDA 2016-38 Salrum Associates SEQR Resolution
- NCIDA 2016-39 Salrum Associates PILOT Deviation Resolution
- NCIDA 2016-40 Salrum Associates Inducement/Approving Resolution

John Coumatos seconded the motion. The motion carried unanimously.

e. Slant Fin

Applicant is a world-leading baseboard heating manufacturer located in Greenvale, New York. Applicant needs to modernize equipment to stay competitive and is seeking financial assistance to modernize and remain in Nassau County. Applicant was seriously courted by Connecticut. NY State is also assisting to ensure Slant Fin remains in New York.

Shop workers are unionized. Staff strongly supports project.

John Coumatos moved to accept the following Resolutions:

- NCIDA 2016-41 Slant/Fin SEQR Resolution
- NCIDA 2016-42 Slant/Fin Pilot Deviation Resolution
- NCIDA 2016-43 Slant/Fin Inducement/Approving Resolution

Chris Fusco seconded the motion. The motion carried unanimously.

f. 1025 OCR

Applicant is seeking to redevelop a commercial property into an information technology hub leveraging unique infrastructure housed under the property. Applicant is seeking financial assistance to redevelop the property and attract high tech companies. Staff highly recommends approval.

Chris Fusco moved to approve the following resolutions:

- NCIDA 2016-44 1025 OCR SEQR Resolution
- NCIDA 2016-45 1025 OCR PILOT Deviation Resolution
- NCIDA 2016-46 1025 OCR Inducement/Approving Resolution

John Coumatos seconded the motion. The motion carried unanimously.

g. HPVIII Consent Resolution

Applicant previously received financial assistance from NCIDA and seeks to create a joint venture with a nationally recognized operator of self-storage facilities. Applicant needs Board Approval. Staff recommends approval to Board.

Chris Fusco moved to approve NCIDA 2016-47 HPVIII Consent Resolution. John Coumatos seconded the motion. The motion carried unanimously.

h. Film Festivals & Barclays PGA Tour

Chris Fusco moved to approve resolutions allowing the NCIDA to enter into advertising and marketing contracts with the Gold Coast International Film Festival, Long Island International Film Expo, and the Long Beach Film Festival.

NCIDA 2016-48 2016 Gold Coast Film Festival Resolution

NCIDA 2016-49 2016 LIIFE Film Expo Resolution

NCIDA 2016-50 2016 LB Film Festival Resolution

John Coumatos seconded the motion and the motion carried unanimously.

i. Barclays

NCIDA Chairman Tim Williams asked staff to negotiate an advertising and marketing contract with the Barclays PGA Golf Tour Event, hosted at Bethpage State Park.

Chris Fusco moved to approve NCIDA 2016-51 Barclays Tour Event Resolution; John Coumatos seconded the motion and the motion carried unanimously.


j. Governance

Chris Fusco moved to approve NCIDA 2016-52 Resolution Addressing Governance Matters based on Governance Committee recommendation. John Coumatos seconded the motion. The motion carried unanimously.

VII. Adjournment

Chris Fusco moved to adjourn at 6:30 p.m. Unanimous voice vote in favor.

Timothy Williams
Chairman



Gary Weiss
Secretary

VII. Adjournment

Chris Fusco moved to adjourn at 6:30 p.m. Unanimous voice vote in favor.



Timothy Williams
Chairman

Gary Weiss
Secretary