

Nassau County Industrial Development Agency

Board Meeting Minutes

September 27, 2016

**I. Board Roll Call**

|               |         |
|---------------|---------|
| Gary Weiss    | Present |
| John Coumatos | Present |
| Chris Fusco   | Present |
| Tim Williams  | Excused |
| Mike Rodin    | 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 July 28, 2016 Board Meeting Minutes**

Chris Fusco moved to approve. John Coumatos seconded the motion. The motion carried unanimously.

**III. Bills and Communications**

N/A

**IV. Committee Reports**

See attached

**V. Unfinished Business**

NA

VI. New Business and Discussion

a. Designatronics

Paul O'Brien, NCIDA Bond Counsel, said this project is an Amendment to an existing Project this Board approved in December 2013. The Applicant told the Agency they are not finished with construction of their facility and that they have not met their job commitments. The Applicant is requesting a change in their job commitment and an increase in sales-tax exemption. The Staff has negotiated an increased PILOT payment of 7.5% per annum in exchange for the change in job commitment and increase of sales tax relief. Joseph Kearney, NCIDA Executive Director, said that the Applicant has a large international footprint, and it is important to keep their manufacturing facility in Nassau County. Staff recommends approval.

Chris Fusco moved to approve the following resolutions:

NCIDA 2016-53 Designatronics Amended SEQRA Resolution  
NCIDA 2016-54 Designatronics Amended PILOT Deviation Resolution  
NCIDA 2016-55 Designatronics Amendment Resolution

John Coumatos seconded the motion. The motion carried unanimously.

b. MCRT

Paul O'Brien said this is the second project brought to the Agency by the Applicant; their prior NCIDA Project – Moderna Mineola - is now built and operating. The Project under consideration is the construction of 192 multi-family rental units on property owned by Corpus Christi Roman Catholic Church. The property houses a vacant school building. 10% of the units will be affordable according to Village of Mineola requirements that affordable units will be rented only to persons/families with the household income of up to 80% of area median income. Corpus Christi Parrish needs the revenue from the sale of their property and is hopeful the new housing units will increase Church attendance. The Applicant said the demand for rental housing is very high in the market.

Chris Fusco implored the Applicant to use local labor and local vendors in the construction of all phases of the Project. Paul O'Brien said Agency documents will include previously negotiated covenants related to these issues.

John Coumatos moved to approve the following resolutions:

NCIDA 2016-56 MCRT Corpus SEQRA Resolution  
NCIDA 2016-57 MCRT Corpus PILOT Deviation Resolution  
NCIDA 2016-58 MCRT Corpus Inducement/Approving Resolution

Chris Fusco seconded the motion. The motion carried unanimously.

c. Resolutions Addressing Governance Matters

John Coumatos moved to approve the following resolutions:

NCIDA 2016-59 Resolution Addressing Governance Matters (Records Retention)  
NCIDA 2016-60 Resolution Addressing Governance Matters (Salary Adjust.)

Chris Fusco seconded the motion. The motion carried unanimously.

d. Pinetown Homes

Paul O'Brien said Applicant seeks to admin a different partner into their partnership and needs permission to switch members. Project is in full compliance. Chris Fusco moved to approve NCIDA 2016-61 Pinetown Consent Resolution. Chris Fusco seconded the motion. The motion was approved unanimously.

e. Safeguard

Paul O'Brien stated that Safeguard has been a prior applicant on two transactions. This project would create storage facility in Valley Stream on property currently occupied by a shuttered car dealership facility. Applicant is requesting a package of financial assistance consistent with previous self-storage deals. Proposed PILOT would begin at current tax level and phase in future assessed value over a 15 year period with additional set rate increase in years 6-15. Joseph Kearney said the project is in a commercial area and the Village is supportive of the Project. Staff recommends approval.

Chris Fusco asked whether Applicant has reached out to Nassau Suffolk Building Trades Council. Applicant said the project is funded by Union pension funds; therefore, including union labor is important to the company.

Chris Fusco moved to approve the following resolutions:

NCIDA 2016-62 Safeguard Valley Stream SEQRA Resolution  
NCIDA 2016-63 Safeguard Valley Stream PILOT Deviation Resolution  
NCIDA 2016-64 Safeguard Valley Stream Inducement/Approving Resolution

John Coumatos seconded the motion. The motion carried unanimously.

VII. Treasurer's Report

NCIDA Chief Financial Officer Joseph Foarile said 2016 budget projects are in-line with actual budget.

VIII. Adjournment

Chris Fusco moved to adjourn at 6:45 p.m. Unanimous voice vote in favor.



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Gary Weiss  
Secretary

Nassau County Industrial Development Agency

Governance Committee Minutes

September 27, 2016

**I. Board Roll Call**

|               |         |
|---------------|---------|
| John Coumatos | Present |
| Chris Fusco   | Present |
| Gary Weiss    | 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. Discussion of Governance Matters

John Coumatos moved to refer and recommend Governance Matters to the Board for Approval. Chris Fusco seconded the motion. The motion carried unanimously.



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John Coumatos  
Chairman

Nassau County Industrial Development Agency

Audit Committee Minutes

September 27, 2016

**I. Board Roll Call**

|               |         |
|---------------|---------|
| John Coumatos | Present |
| Chris Fusco   | Present |
| Tim Williams  | Excused |


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. Discussion of Governance Matters

John Coumatos moved to refer and recommend Governance Matters to the Board for Approval. Chris Fusco seconded the motion. The motion carried unanimously.



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John Coumatos  
Chairman