

Nassau County Industrial Development Agency

Board Meeting Minutes

April 4, 2017

5:00 PM

**I. Board Roll Call**

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

Others Present

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

**II. Approval of the March 1, 2017 Board Meeting Minutes**

Chris Fusco moved to approve. Gary Weiss seconded the motion. The motion carried unanimously.

**III. Bills and Communications**

NA

**IV. Committee Reports**

Recommendations of the Audit, Finance, Governance and Transactions Committees were received and reviewed.

Gary Weiss moved to approve the 2016 Audit Report as presented. Chris Fusco seconded the motion. The motion carried unanimously.

**V. Unfinished Business**

N/A

VI. New Business and Discussion

a. Resolution Address Governance Matters

Gary Weiss moved to approve NCIDA #2017 – 14 Addressing Governance Matters Resolution appointing Phillip Lytle LLP as interim general counsel. Chris Fusco seconded the motion. The motion carried unanimously.

b. Cox and Company

NCIDA voted on this project at earlier Agency meeting on March 1, 2017; however, Staff learned that the Pilot Deviation Notice sent to an affected taxing jurisdiction may not have been received. Therefore, out of an abundance of caution, the Agency re-noticed the Project to the affected jurisdictions and delivery was confirmed.

Chris Fusco moved to approve NCIDA #2017 – 15 Cox and Company Pilot Deviation Re-Approval Resolution and NCIDA #2017-16 Cox and Company Re-/Approving Resolution which approves and reaffirms prior Agency decision. Gary Weiss seconded the motion. The motion carried unanimously.

c. 25 Harbor/Pall Corporation

The Application is for the acquisition of 25 Harbor Park Drive, an approximately 275,000 sq. ft. office and research and development facility by a Kiss Nails affiliate. Kiss Nails proposes to purchase the property, occupy 180,000 sq. ft., and lease back the remainder to the Pall Corporation, the current owners of the property. Kiss Nails will relocate 265 existing employees to the facility and create an additional 40 new full time positions. Kiss Nails, after considering relocating to California, will make 25 Harbor Park their international headquarters. Within three years of Project completion, Kiss will employ 518 in Nassau County. Pall Corporation was acquired approximately 3 years ago by an out-of-state company. Fearing total relocation, NCIDA engaged in conversations and negotiations with Pall Corp that would result in the retention of 225 research and development jobs in Nassau Count through this Project. Pall Corporation engaged in a global competition to determine where they would allocate resources and employees.

New York State is investing \$2 million in the project by Pall Corp's approximate \$4 million capital investment, which includes purchasing new machinery and equipment for their R & D division.

Joseph Kearney, NCIDA Executive Director, said that the Staff supports the Project. The Project will yield approximately \$2 billion in economic impact; \$2.8 million in net tax benefit; and the retention and creation of a total of 743 full time employees.

Tim Williams, NCIDA Chairman, said that he is happy that these jobs will stay in Nassau County.

Chris Fusco, NCIDA Member, asked if there was a general contractor or construction manager selected for the project. Upon learning that a selection has yet to be made, Mr. Fusco asked that the Applicants reach out to the Nassau Suffolk Building Trades Council at the appropriate time to discuss the Project.

Gary Weiss moved to approve the following resolutions:

NCIDA #2017 –17 25 Harbor/Pall Corp. SEQRA Resolution

NCIDA #2017 –18 25 Harbor/Pall Corp. PILOT Deviation Resolution

NCIDA #2017- 19 25 Harbor/Pall Corp. Final Approving Resolution

John Coumatos seconded the motion. The motion passed unanimously.

d. Resolution Addressing Governance Matters

Chris Fusco moved to approve, as recommended by Committees, NCIDA #2017-20 Resolution Addressing Governance Matters: Policies and Procedures. John Coumatos seconded the motion.

e. Board Member Self Evaluations

Staff provided Members Self Evaluation forms to complete and return.

VII. Adjournment

Unanimous voice vote to adjourn at 6:00 PM.

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Tim Williams  
Chairman

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Gary Weiss  
Secretary

Nassau County Industrial Development Agency

Audit Committee Minutes

April 4, 2017

5:00 PM

**I. Board Roll Call**

Gary Weiss	Present
John Coumatos	Present
Chris Fusco	Present

Others Present

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

**II. Business and Discussion**

**A. Discussion of 2016 Audited Financial Statements**

Joseph Foarile, NCIDA Chief Financial Officer, said he distributed draft audit reports to the Committee. Final audit report will be distributed on April 5, 2017. There are no significant changes to the final report. Gary Weiss moved to recommend to Board. Chris Fusco seconded the recommendation.

**B. Discussion Re: Governance Matters**

**C. Annual Self Evaluation of Accomplishments**

The Committee discussed and obtained advice from counsel.

**III. Adjournment**

Unanimous voice vote to adjourn.

Nassau County Industrial Development Agency

Governance Committee Minutes

April 4, 2017

5:00 PM

**I. Board Roll Call**

John Coumatos	Present
Tim Williams	Present
Chris Fusco	Present

Others Present

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

**II. Business and Discussion**

- A. Discussion Re: Governance Matters
- B. Annual Self Evaluation and report of accomplishments
- C. Annual review of policies and procedures

The Committee discussed and obtained advice from counsel. Chris Fusco moved to recommend policies and procedures to Board. Tim Williams seconded the motion.

**III. Adjournment**

Unanimous voice vote to adjourn.

Nassau County Industrial Development Agency

Finance Committee Minutes

April 4, 2017

5:00 PM

**IV. Board Roll Call**

Gary Weiss	Present
Tim Williams	Present
Chris Fusco	Present

Others Present

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

**V. Business and Discussion**

- D. Discussion Re: Governance Matters
- E. Annual Self Evaluation and report of accomplishments

The Committee discussed and obtained advice from counsel. Chris Fusco moved to recommend re-approval of Agency's Uniform Tax Exempt Policy. Tim Williams seconded the motion.

**VI. Adjournment**

Unanimous voice vote to adjourn.

Nassau County Industrial Development Agency

Transactions Committee Minutes

April 4, 2017

5:00 PM

VII. Board Roll Call

Joseph Kearney	Present
Tim Williams	Present

Others Present

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

VIII. Business and Discussion

- F. Discussion Re: Governance Matters
- G. Annual Self Evaluation and report of accomplishments

The Committee discussed and obtained advice from counsel. The Agency's Staff Review document has been updated to reflect new criteria and an updated application. Tim Williams recommends to Board. Joseph Kearney seconds the motion.

IX. Adjournment

Unanimous voice vote to adjourn.