

Nassau County Industrial Development Agency

Board Meeting Minutes

August 16, 2017

5:00 PM

I. Board Roll Call

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

Others Present

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

II. Approval of the July 20 2017 Meeting Minutes

Mike Rodin moved to approve. Gary Weiss seconded the motion. The motion carried unanimously.

III. Bills and Communications

NA

IV. Committee Reports

NA

V. Unfinished Business

N/A

VI. New Business and Discussion

a. Carlyle

The proposed project is the construction of an approximately 50,000 square foot multi-family residential building for use as “housing for older persons.” The project would consist of 24 units, 2 of which would be affordable. The Village of Farmingdale supports this project because it is consistent with their downtown development plan. NCIDA Executive Director Joseph Kearney said Staff was supportive of the project because it adds needed rental housing options to the County and will create new permanent and construction jobs. Staff recommends that the Board approve the project. NCIDA Board Member Chris Fusco asked who will serve as the general contractor. The Applicant answered that the applicant would serve as construction manager and general contractor, with an office in Suffolk County. Gary Weiss moved to approve the following Resolutions and Chris Fusco seconded the motion:

- NCIDA #2017-35 Carlyle Building SEQRA Resolution
- NCIDA #2017-36 Carlyle Building PILOT Deviation Resolution
- NCIDA #2017-37 Carlyle Building Inducement/Approving Resolution

The motion was unanimously approved.

b. Delta Sheet Metal

The proposed project is for the relocation and expansion of the largest HVAC contractor in the tri-state area from Long Island City to Hicksville. The project would create 311 new employees immediately in Nassau County and 16 additional employees within 3 years of project completion. The majority of employees are members of trade unions. The project would be jointly undertaken with Steel Equities, a well-known real estate developer that has received financial assistance from NCIDA previously. Joseph Kearney said this project would generate over \$2 billion in economic impact and \$8 million in net tax revenue to Nassau County over the life of the transaction. Mr. Kearney said Staff enthusiastically supports the project. NCIDA Board Member Michael Rodin said that this was a great application creating great jobs for Long Island. NCIDA Board Member John Coumatos said this project is a big boost for the Town of Oyster Bay. Mike Rodin moved to approve the following Resolutions and Gary Weiss seconded the motion:

- NCIDA #2017-38 Delta SEQRA Resolución

NCIDA #2017-39 Delta Pilot Deviation Approval Resolution
NCIDA #2017-40 Delta Inducement/Approving Resolution


The motion was unanimously approved.

VII. Treasurer's Report


NCIDA Chief Financial Officer Joseph Foarile said that income and expenses are ahead of budget on an allocated basis.

VIII. Adjournment

Unanimous voice vote to adjourn at 5:30 PM.



Tim Williams
Chairman



Christopher Fusco
Assistant Secretary