



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

February 9, 2016

Agenda

1. Call the meeting of the Town of Islip Industrial Development Agency to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the minutes from the meeting on January 20, 2016.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and 239 South Fehr Way, LLC, 239 South Fehr Way, Bay Shore, New York 11706.
4. To consider any other business that may come before the Agency.

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR FEBRUARY 9, 2016.

AGENDA ITEM # 2

TYPE OF RESOLUTION: APPROVE THE MEETING
MINUTES FROM JANUARY 20, 2016

COMPANY: N/A

PROJECT LOCATION: N/A

JOBS (RETAINED/CREATED): N/A

INVESTMENT: N/A



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

January 20, 2016

Meeting Minutes

1. The Meeting of the Town of Islip Industrial Development Agency was called to order on a motion by Councilman Cochrane and seconded by Councilman Flotteron. Supervisor Carpenter, Councilman Flotteron, Councilman Cochrane, Councilwoman Mullen were present. Councilwoman Bergin Weichbrodt was absent. The Chairwoman acknowledged a quorum.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the minutes from the meeting on December 15, 2015. On a motion by Supervisor Carpenter and seconded by Councilman Cochrane, said motion was approved unanimously.
3. To consider the adoption of a Resolution appointing Officers of the Town of Islip Industrial Development Agency. On a motion by Councilman Cochrane and seconded by Councilman Flotteron, said Resolution was approved unanimously.
4. To consider the adoption of a Resolution approving the 2016 meeting schedule to the Town of Islip Industrial Development Agency. On a motion by Supervisor Carpenter and seconded by Councilman Flotteron, said Resolution was approved unanimously.
5. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to adopt an Audit Committee in compliance with the Public Authority Accountability Act ("PAAA") and to appoint Trish Bergin Weichbrodt, John Cochrane, Jr., and Anne Danziger to that committee. On a motion by Supervisor Carpenter and seconded by Councilman Flotteron, said Resolution was approved unanimously.
6. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to adopt a Finance Committee in compliance with the Public Authority Accountability Act ("PAAA") and to appoint Steven J. Flotteron, Trish Bergin Weichbrodt and Ron Meyer to that committee. On a motion by Councilman Cochrane and seconded by Supervisor Carpenter, said resolution was approved unanimously.
7. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to adopt a Governance Committee in compliance with the Public Authority Accountability Act ("PAAA") and to appoint John C. Cochrane, Jr., Mary Kate Mullen and Brad Hemingway to that committee. On a motion by Supervisor Carpenter and seconded by Councilman Flotteron, said resolution was approved unanimously.
8. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to adopt a Code of Ethics in compliance with the Public Authority

Accountability Act ("PAAA") and to appoint the Board of Ethics of the Town of Islip as its Ethics Officer. On a motion by Supervisor Carpenter and seconded by Councilman Cochrane, said resolution was approved unanimously.

9. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to adopt an Investment Policy in compliance with the Public Authority Accountability Act ("PAAA") which shall apply to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the Agency. On a motion by Supervisor Carpenter and seconded by Councilman Cochrane, said Resolution was approved unanimously.
10. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to adopt a Procurement Policy in compliance with the Public Authority Accountability Act ("PAAA") which will apply to the procurement for goods and services not subject to the competitive bidding requirements set forth in General Municipal Law Section 103 and which goods and services are paid for and used by the Agency. On a motion by Councilman Flotteron and seconded by Councilman Cochrane, said Resolution was approved unanimously.
11. To consider a Resolution on behalf of the Town of Islip Industrial Development Agency to adopt the Travel Authorization and Mileage Reimbursement guidelines as stated in the Town of Islip Administrative Procedures Manual, Section 303, as recommended by the New York State Authorities Budget Office. On a motion by Supervisor Carpenter and seconded by Councilman Flotteron, said Resolution was unanimously approved.
12. To consider the adoption of a Resolution to authorize the Town of Islip Industrial Development Agency to execute a one year extension contract with Albrecht, Viggiano, Zureck & Co., to perform the audit for the year ended December 31, 2016. On a motion by Councilman Flotteron and seconded by Councilwoman Mullen said, Resolution was unanimously approved.
13. To consider the adoption of a Resolution adopting a Conflict of Interest Policy and amending the by-laws of the Agency. On a motion by Supervisor Carpenter and seconded by Councilman Cochrane, said Resolution was unanimously approved.
14. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to enter into a contract with Ellen Colozzo, Principal of E.C. Consulting Services, Inc. for the period of January 1, 2016 through December 31, 2016, to manage and oversee the collection and distribution of PILOT monies in accordance with

proscribed procedures, and to collect data for eventual submittal. The compensation for said contract will be set at \$45.00 per hour and be limited to \$2,000.00 annually. On a motion by Councilman Flotteron and seconded by Councilwoman Mary Kate Mullen, said Resolution was approved unanimously approved.

15. To consider the adoption of a Resolution to amend the Recapture Agreement between the Town of Islip Industrial Development Agency and NASHA Holdings, LLC/All-System Aerospace International. On a motion by Councilman Cochrane and seconded by Councilman Flotteron, said Resolution was approved unanimously.
16. To consider the adoption of a Resolution to amend the Recapture Agreement between the Town of Islip Industrial Development Agency and 171 Remington LLC/SUNation Solar Systems. On a motion by Councilwoman Mullen seconded by Councilman Cochrane, said Resolution was approved unanimously.
17. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and Suffolk County Industrial LLC located at 1724 Fifth Avenue, Bay Shore. On a motion by Supervisor Carpenter seconded by Councilman Flotteron, said Resolution was approved unanimously.
18. To consider any other business that may come before the Agency. On a motion by Councilman Cochrane and seconded by Councilwoman Mullen.

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR FEBRUARY 9, 2016.

AGENDA ITEM # 3

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: 239 SOUTH FEHR WAY, LLC/CABLE
MANAGEMENT SOLUTIONS

PROJECT LOCATION: 239 SOUTH FEHR WAY BAY
SHORE NY

JOBS (RETAINED/CREATED): RETAINED 35
CREATED 17

INVESTMENT \$2.5 MILLION

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING 239 SOUTH FEHR WAY LLC, A LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF 239 SOUTH FEHR WAY LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF THE FOREGOING, CABLE MANAGEMENT SOLUTIONS, INC. D/B/A SNAKE TRAY, A BUSINESS CORPORATION, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF CABLE MANAGEMENT SOLUTIONS, INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF THE FOREGOING AND A 1 FURNITURE SERVICES INC. D/B/A GUNDY POWDER COATING, A BUSINESS CORPORATION, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF A 1 FURNITURE SERVICES INC., INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF THE FOREGOING AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

WHEREAS, 239 South Fehr Way LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 239 South Fehr Way LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), Cable Management Solutions, Inc. d/b/a Snake Tray, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Cable Management Solutions, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, "**Snake Tray**"), and A 1 Furniture Services Inc. d/b/a Gundy Powder Coating, a business corporation organized and existing under the laws of the state of New York, on behalf of itself and/or the principals of A 1 Furniture Services Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, "**Gundy Powder**"; and together with Snake Tray, the "**Sublessees**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**") to enter into a transaction in which the Agency will assist in the acquisition of an approximately 2.1 acre parcel of land located at 239 South Fehr Way, Bay Shore, New York 11706 (the "**Land**"), the renovation of an existing approximately 46,000 square foot building located thereon, together with the acquisition, installation and equipping of improvements, structures and other related facilities attached to the Land (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and, together with the Land and the Improvements, the "**Facility**"), which Facility will be leased by the Agency to the Company, and subleased by the Company to the Sublessees and an existing tenant, including the following as they relate to the appointment of the Company and the Sublessees as agent(s) of the Agency with respect to the acquisition, renovation and equipping of such Facility, whether or not any materials or supplies described below are incorporated into or become an integral part of such Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, renovation and equipping of the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every

kind and description used in connection with the acquisition, renovation and equipping of the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery and other tangible personal property (including installation costs with respect thereto) installed or placed in, upon or under such Facility; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment and will lease the Facility to the Company, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "Act"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessees consistent with the policies of the Agency, in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing the principal amount presently estimated to be \$2,000,000 but not to exceed \$2,200,000 in connection with the financing or refinancing of the acquisition, renovation and equipping of the Facility, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the "Hearing") will be held so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessees and to representations by the Company and the Sublessees that the proposed transaction is either an inducement to the Company and the Sublessees to maintain and expand the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessees in their respective industries; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "SEQR Act" or "SEQR"), the Agency constitutes a "State Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and the Sublessees and reviewed by the Agency and other representations and information furnished by the Company and the Sublessees regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, equipping and operation of the Facility is an "unlisted" action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a "significant effect" on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQR. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQR or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. The acquisition, renovation and equipping of the Facility by the Agency, the leasing and subleasing of the Facility to the Company, the further subleasing of the Facility to the Sublessees and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire, renovate and equip the Facility, and (ii) lease and sublease the Facility to the Company.

Section 4. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessees in connection with the acquisition, renovation and equipping of the Facility: (i) exemptions from mortgage recording taxes for one or more mortgages securing the principal amount presently estimated to be \$2,000,000 but not to exceed \$2,200,000 in connection with the financing or refinancing of the acquisition, renovation and equipping of the Facility, and (ii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency.

Section 5. The Company and the Sublessees hereby agree to comply with Section 875 of the Act. The Company and Sublessees further agree that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company and the Sublessees as agents of the Agency pursuant to the transactions contemplated by this resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act and a recapture agreement.

Section 6. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 7. The Chairman, Executive Director, counsel to the Agency and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company and/or the Sublessees. By acceptance hereof, the Company and the Sublessees agree to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

ADOPTED: February 9, 2016

ACCEPTED: _____, 20__

239 SOUTH FEHR WAY LLC

By: _____
Name:
Title:

**CABLE MANAGEMENT SOLUTIONS,
INC.**

By: _____
Name:
Title:

A 1 FURNITURE SERVICES INC.

By: _____
Name:
Title:

STATE OF NEW YORK)
 : SS.:
COUNTY OF SUFFOLK)

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency,
DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the "Agency") with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on February 9, 2016, at Islip Town Hall, 655 Main Street, Islip, New York, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law). (ii) said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104. (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of February 9, 2016.

Assistant Secretary