



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

March 14, 2023

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 **February 7, 2023**.
3. To consider a resolution authorizing the extension of the Memorandum of Agreement between the Town of Islip Industrial Development Agency and Suffolk County Department of Public Works (DPW) to provide financial assistance in connection to the Central Islip Commercial Corridor.
4. To consider any other business to come before the agency.



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

March 14, 2023

Minutes

1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by James O'Connor and seconded by Jorge Guadron. Chairwoman Angie Carpenter acknowledged that the motion passed and quorum was present. Members present in addition to Chairwoman Angie Carpenter were, James O'Connor, Jorge Guadron and John Lorenzo, Councilman John Cochrane was absent.
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 **February 7, 2023**. On a motion by Jorge Guadron and seconded by John Lorenzo said motion was approved.
3. To consider a resolution authorizing the extension of the Memorandum of Agreement between the Town of Islip Industrial Development Agency and Suffolk County Department of Public Works (DPW) to provide financial assistance in connection to the Central Islip Commercial Corridor. On a motion by Jorge Guadron and seconded by John Lorenzo said motion was approved.
4. To consider any other business to come before the agency, there being none the meeting adjourned by a motion by James O'Connor and seconded by John Lorenzo.

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR

AGENDA ITEM # 2

**TYPE OF RESOLUTION: ADOPTION OF THE MINUTES
FROM FEBRUARY 7, 2023**



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

February 7, 2023

Minutes

1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by James O'Connor and seconded by Jorge Guadron. Chairwoman Angie Carpenter acknowledged that the motion passed and quorum was present. Members present in addition to the Chairwoman were, John Cochrane, James O'Connor Jorge Guadron and John M. Lorenzo.
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 24, 2023**, On a motion by John Cochrane and seconded by Jorge Guadron said motion was passed 5-0.
3. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and Big Geyser Inc. located at 111 Wilshire Blvd. Edgewood to consider the renovation and equipping of a 120,000 square foot warehouse. On a motion by Jorge Guadron and seconded by John Cochrane said motion was approved 5-0.
4. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Developmental Agency and Positive Promotions, located at 15 Gilpin Ave, Hauppauge, NY. On a motion by Jorge Guadron and seconded by John M. Lorenzo said motion was approved 5-0.
5. To consider the adoption of a Second Amended Authorizing Resolution between the Town of Islip Industrial Development Agency and Eastview Apt, located at East Drive Central Islip, for increased mortgage Financing. On a motion by John Cochrane and seconded by Jorge Guadron said motion was approved 5-0.
6. To consider any other business to come before the agency, there being none the meeting adjourned by a motion by James O'Connor and seconded by Jorge Guadron.

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR

AGENDA ITEM # 3

**TYPE OF RESOLUTION: AUTHORIZING THE
EXTENSION OF MEMORANDUM OF AGREEMENT.**

Date: March 14, 2023

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”) held on the 14th day of March, 2023, at 655 Main Street, Islip, New York 11751, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to authorizing the Agency to extend the Agreement to provide financial assistance in connection with a certain sewer main extension to the Central Islip Commercial Corridor in Central Islip and approving the execution and delivery of related documents.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO EXTEND THE AGREEMENT TO PROVIDE FINANCIAL ASSISTANCE IN CONNECTION WITH A CERTAIN SEWER MAIN EXTENSION TO THE CENTRAL ISLIP COMMERCIAL CORRIDOR IN CENTRAL ISLIP AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

WHEREAS, by 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 may be amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”) was created with the authority and power, among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Central Islip commercial corridor (the “**Central Islip Commercial Corridor**”), is located along Carleton Avenue, in the hamlet of Central Islip in the Town of Islip, New York (the “**Town**”); and

WHEREAS, the Central Islip Commercial Corridor is an underdeveloped commercial area of the Town and the Central Islip Commercial Corridor is located in Highly Distressed Area as defined in Section 854(18) of the New York General Municipal Law; and

WHEREAS, the Central Islip Commercial Corridor is also located in a Federal Opportunity Zone and has been designated by the Town as a downtown revitalization initiative (“**DRI**”) area and the Town has applied to the State of New York (the “**State**”) for DRI funds to help renew and revitalize the Central Islip Commercial Corridor; and

WHEREAS, on October 22, 2019, the Agency previously passed a resolution authorizing the Agency to provide financial assistance in connection with a certain sewer main extension to the Central Islip Commercial Corridor in Central Islip and approving the execution and delivery of related documents; and

WHEREAS, a Memorandum of Agreement between the County of Suffolk, Town of Islip, and Town of Islip IDA was fully executed on March 5, 2020 for an amount not to exceed \$1,000,000.00 and which designated that all work would be completed on or before December 31, 2022, unless extended by mutual agreement of the parties (Agreement attached hereto); and

WHEREAS, only \$629,578.60 of the \$1,000,000.00 has been expended for work related to the CI sewer main extension, and the parties are desirous to extend the Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) The Memorandum of Agreement shall be extended by mutual agreement between the parties; and

(b) The Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Central Islip Commercial Corridor Contracts in the form the Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution. The execution thereof by Chairperson, Vice Chairperson, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Central Islip Commercial Corridor Contracts, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Central Islip Commercial Corridor Contracts binding upon the Agency.

Section 3. This resolution shall take effect immediately.

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 annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), including the resolutions contained therein, held on the 22nd day of October, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 14th day of March, 2023.

By _____
Assistant Secretary

Memorandum of Agreement

This Memorandum of Agreement is between the County of Suffolk (County), a municipal corporation of the State of New York, acting through its duly constituted Department of Public Works (DPW) located at 335 Yaphank Avenue, Yaphank, New York 11980; and Town of Islip Industrial Development Agency (IDA) having an address at 40 Nassau Avenue, Islip, NY 11751.

Term of Agreement: Shall be from the date last executed below, though December 31, 2022 as provided in Exhibit A, attached, unless extended.

Cost of Agreement: IDA shall pay up to One Million (\$1,000,000) Dollars for County

Terms and Conditions: Shall be as set forth in Exhibit A attached.

In Witness Whereof, the parties hereto have executed this Agreement as of the latest date written below.

COUNTY OF SUFFOLK

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY

By: [Signature]

By: [Signature]

Name: DENNIS M. COHEN

Name: WILLIAM MANNIX

Title: Chief Deputy County Executive

Title: Executive Director

MAR 05 2020

Date: _____

Date: _____

Approved as to Form:

Approved:

DENNIS M. BROWN, ESQ.
County Attorney

[Signature] 2/10/20
DARNELL TYSON [date]
Acting Commissioner
Suffolk County Department of Public Works

[Signature] 2/15/20
By: ROBERT A. BRAUN, ESQ. [date]

Approved as to Form:

Assistant County Attorney
Bureau Chief
Municipal Law Bureau

TOWN OF ISLIP

By: [Signature]
[Name] JOHN R. DICICCO [date]
[Title] TOWN ATTORNEY

CP 8198
Law #
22-PW-07

Memorandum of Agreement
County of Suffolk with Town of Islip Industrial Development Agency

Revised 9-3-19

Exhibit A
General terms and conditions

Whereas, the County and the Town of Islip ("Islip") have expressed interest in the creation of sewer infrastructure ("Facilities") in Carlton Avenue in the downtown area of Central Islip; and

Whereas, Islip has received a Downtown Revitalization Initiative Award from the New York State Department of State for Downtown Central Islip, which includes funding for sewer infrastructure in Carlton Avenue between Suffolk Avenue and Smith Street; and

Whereas, in pursuit of its mission, IDA has funding of up to One Million (\$1,000,00.00) Dollars available to assist in the creation of the such Facilities, in order to increase opportunities and business investment in the community, which has been limited in part by issues regarding waste water disposal; and

Whereas, DPW has a Capital Project, CP 8198, under which a feasibility study to explore installing sewers in downtown Central Islip was authorized; and

Whereas, by Resolution No. 412-2016, the County appropriated Two Hundred Thousand (\$200,000.00) Dollars for such feasibility study, which feasibility study has been completed, and the Capital Project is now ready to proceed to its next step, to wit, the design of the Facilities.

Now, in consideration of the foregoing, the parties agree as follows:

1. DPW will proceed to the design phase of Capital Project 8198, and will supervise and review the development of design of the Facilities to be installed in Carlton Avenue which will permit connection of the Downtown Central Islip area to Suffolk County Sewer District No.3- Southwest.
2. DPW will enter in all contracts for the feasibility and design of the Facilities on behalf of DPW and as agent of the IDA.
3. As DPW receives bills, statements and invoices for contractors' work in the design, and has approved the invoices, it will forward the same to IDA for payment.
4. IDA will issue its check for the amount so approved and forwarded to it, and will return such check to DPW within 15 days of its receipt of such bills, statements and invoices from DPW. Each check will be payable directly to the contractor performing the work or service provided.
5. IDA shall pay for design, including the provision of drawings, specifications, surveys and other costs, but it shall not pay for construction of the Facilities.
6. IDA shall spend no more than One Million (\$1,000,000.00) Dollars for such design work.
7. All design work and payment therefor shall be completed on or before December 31, 2022, unless extended by mutual agreement of the parties.

CP 8198

Memorandum of Agreement

Revised 9-3-19

Law # County of Suffolk with Town of Islip Industrial Development Agency

22-PW-017

End of Text for Exhibit A